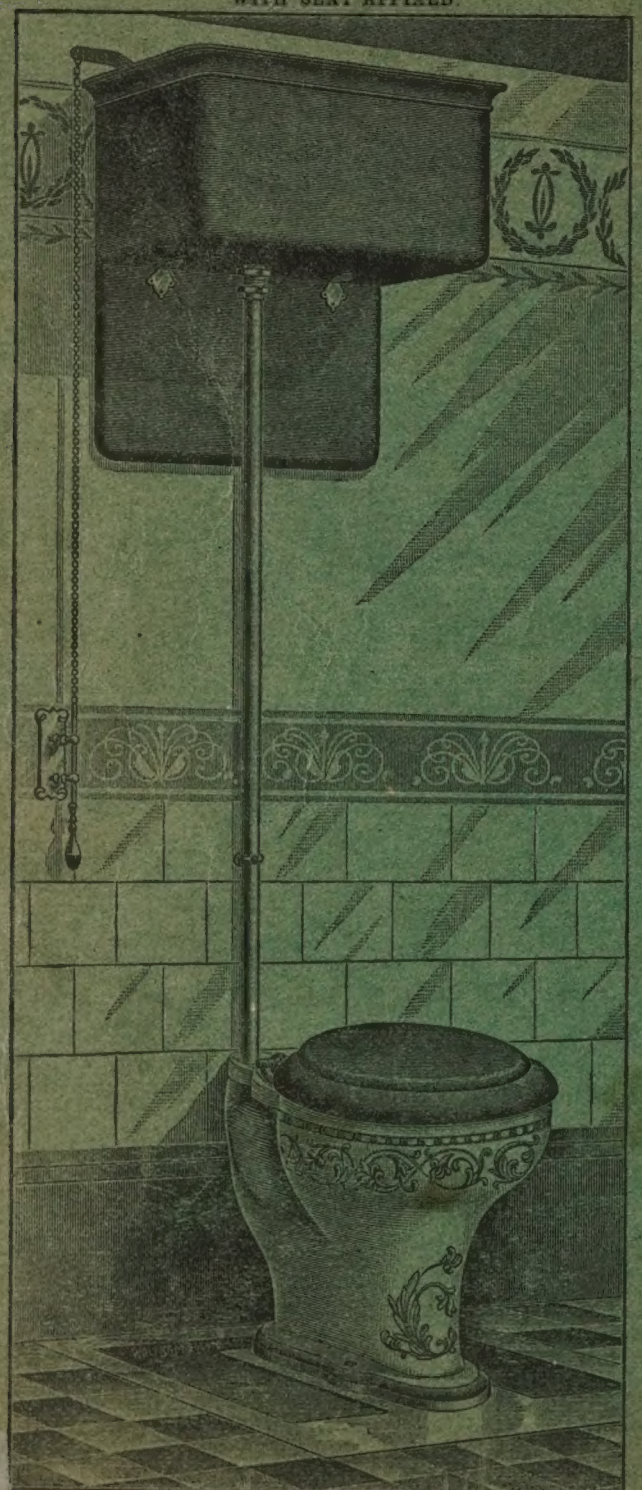
EIGHTH EDITION.

Modern Homes

THE VICTOR SYPHON CLOSET
WITH SEAT AFFIXED



Insist on your Architect

SPECIFYING—

The Victor Syphon Closet.

The Peerless Low-down Closet.

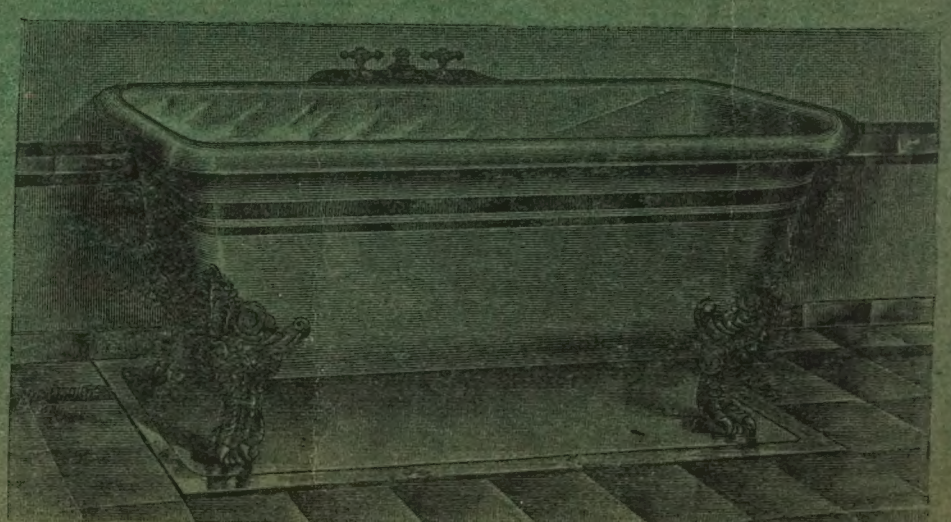
The Compeer Low-down Closet.

The Temple Enameled Baths.

The Victor Hot Water Heater.

The Victor Galvanized Range Boilers.

The Dawes & Myler Enameled Bath.



Why

Should Osborn's Guaranteed
Old Style Roofing Tin be used ?

OSBORN'S
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See
that each
Sheet is Stamped
like this.

Because

Quality is everything in a Roofing Plate.

THIS PLATE

Is made from best American Open-Hearth Soft Steel Sheets.
Is heavily and evenly coated by hand. No machinery in building where this is made.
Is allowed to soak in the metal and is finished through palm oil.
A good wearing plate can be made in no other way.
No wasters sold under this brand.
Having made this brand in exactly the same way, now, since the industry was started in the United States, we do not hesitate to say that it is the most perfect plate now offered for roofing purposes.

OWNERS USE THE BEST....

Insist on having this brand specified. It costs a little more, but the cost of labor in putting it on is no more than for a cheap plate. Also protect your homes from fire through using poor furnace pipes, by insisting on your architect specifying Excelsior Double Hot Air Wall Pipe. It is safe, economical and perfect. It will lower your insurance and save fuel. For beauty and durability use Polygon Galvanized Conductor, in ten foot lengths without cross seams. Send for special circulars.

J. M. & L. A. OSBORN,
3, 5, 7, 9 Court Place,
CLEVELAND, O.

INTENDING BUILDERS.

We have had much to do with the development of domestic architecture, which has wonderfully improved in the last few years, the public having become more educated to the beauty of home buildings of the cheapest kinds, and there is no reason why in this enlightened era, one should not have an artistic and pretty building, when the cost is no more in erecting such than the old-style houses.

Beautiful buildings have been the cause of ready sale to all adjoining property to that which they occupy, they have enhanced the value of their own sites, and all in their immediate neighborhood, and one can always note the ready sale such buildings, embodying the proper arrangements and conveniences, have, and at always a handsome profit, and this is the class of work we do.

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The publishers of this work are protected by the Copyright Laws of the United States, and hereby warn all persons that no plan or portion of plan represented herein may be copied or used without permission of the publishers.

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When we furnish drawings to a party we always insert in specifications that said drawings must be returned to architects, (unless otherwise agreed upon), so as to avoid any chance of using them the second time. But we find, in many instances, that instructions in that respect are not followed, but our designs are sold to some one else, and are used over and over again. This we cannot allow; these designs are our property, and placing them on cloth or paper for use, to some one who pays for the use of same, does not imply that we give them away for every one to use. We simply loan them to the party for a **consideration**. This is different from publishing a design and not copyrighting it. When this is done it is supposed to be the same as a gift to the public, and all can employ it free of cost.

EIGHTH EDITION.

MODERN HOMES

A COLLECTION OF PRACTICAL DESIGNS

... OF ...

HOUSES AND COTTAGES

WITH SOME INTERIOR VIEWS.

$1.00 PER COPY.

Designed, Arranged and Published by

THE CENTURY ARCHITECTURAL CO.,

ARCHITECTS AND SUPERINTENDENTS,

802 and 803 The American Trust Bldg., CLEVELAND, OHIO.

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Our Complete and Economical Architectural Service.

A FEW years ago it was nearly impossible to find competent architects who would design and prepare the working drawings and specifications of a $1,000 cottage, and their charge was not less than $100; for a $5,000 house not less than $250, and for houses of various costs not less than the pro rata charges thus indicated. These charges had the effect of a "prohibitory tariff" and the development of domestic architecture was much retarded; architects were seldom employed for houses of low and moderate costs, and, as is well known, such houses were void of beauty and convenience. This company was formed to carry out the ideas of the building public, for any and all kinds of work embodying the useful with ornamental and advertise that complete drawings, specifications, etc, for anything from a $1,000 cottage (or even less), including consultations and advice, prepared by thoroughly competent architects would be furnished at a price within the reach of all. Progressive people have approved of our methods and an extensive patronage has followed, and now at the end of eight years, more have taken this prompt way than would seem creditable to many. The service has greatly improved, but the charges have not increased. For buildings of the lowest cost up to $25,000, and in fact up to any price our service is unquestionably the best as well as the least expensive. Thousands gratefully testify in the most positive terms to its merits after employing it.

FALSE ECONOMY.

The party to a lawsuit who acts his own lawyer, despite his want of legal training, is very unwise. Although his quarrel be just, his defeat is probable; easily accomplished, it may be, with mere tricks of technical skill performed by the trained lawyer whom he opposes. The same may be said of the physician, etc. Equally unwise is the owner who determines to build without the important advantages of an architect's advice and aid. Without this advantage, the inevitable defeat awaits him of building a poor house at a cost that would have built a good one. Even if the owner wants no change of floor plans or exteriors from some other building or our designs, our knowledge of the best materials and various belongings of a house, which are continually changing, often better articles at a less price, coming into use, which enables us to revise or write specifications for the proposed structure that will unquestionably improve its appearance and convenience and reduce the cost as well. We prepare careful drawings of all floor plans, elevations and details, and write full specifications of the kind and quality of all materials to be used, also describing how the work shall be done. With everything so full and plain, there is an improved chance of getting a low bid and avoiding also extras, and giving every man that figures an equal chance. We advise and assist in making the contract, and at the start, during the progress, or at the end of the work, can be called upon for advice or inspection of work at any distance, and have saved many owners considerable money and insured them a better building after such trips. Not of the least importance is that the architect acts as arbitrator in matters of disagreement between the owner and contractor.

PROCRASTINATION.

Many delay until the last moment the placing of their orders for architectural work, which is wrong, as it does not give the client or architect the proper time to study and develop the plans before completion. Many are also deterred from building by the warning often heard, "Estimates are unreliable." This is certainly true concerning many estimates, such as those given by incompetent or unprincipled men, but it is just as certainly not true of estimates made by reputable architects. The danger of deception as to cost is avoided by employing architects of well known ability and reputation. Figures we give with our designs are actual contract figures taken from buildings erected or about to be erected.

Needless delays are caused often by the owner's unsuccessful, because unassisted, search for a satisfactory plan, or to the impossible task he has given himself, or determining without expert advice, upon the merits of various systems of plumbing, heating, lighting, draining, etc.

The wife, daughter, mother or affianced, who will be mistress of the new house, is hard to please with building designs, as her sisters have been before her; a critical requirement that has stimulated the most effective study and invention for the improvement of domestic architecture. Her ideal is pretty clearly pictured in her mind, but she is always "touching it up." Should she chance upon her latest ideal, she would straightway "touch it up" and be off again. She is progressive. It will help her (as well as progressive people) to know this; she will never find a design that will quiet fully satisfy her, very often wishing more than their means allow. Until all things are perfect, the most prolonged effort and the art of the most skillful designers can only make a near approach to perfect approbation; with that limitation, sooner or later, a design must be accepted if the proposed house is ever to become a more substantial structure than an everchanging creation of the fancy.

Consult the architect at once and see how quickly the deterring fear and the delaying causes will take wing. He is glad to help the owner from the very start, and his fee is not increased thereby, *at least in this office*. Concerning all undecided matters, we can give the owner at once the full information necessary for decision, which he had vainly attempted to acquire.

OUR SERVICE FOR CLIENTS AT ANY DISTANCE.

The adaptability of our plans and service to the most distant places need not be doubted by anyone taking the trouble to inquire of those who have employed us. In addition to regular drawings and specifications (all full and plain) made in duplicate, one set for contractors, and the other for your own use, so as to allow you to follow the work along. We send supplement, drawings and in-

structions which, with the owner's privilege of consulting us at any moment (by telegraph if necessary), fully answer for local superintendence. We equip the owner, wholly inexperienced though he be, with the knowledge that makes him a good superintendent.

We look up the best articles to specify, and establish the cost of building on such articles, so it is well to remember, do not let the contractor substitute something that is better or just as good, or equally so. If they are honest let them use what is specified, and in that way all have an equal chance in figuring.

It is a mistake to believe that an intelligent client cannot fully understand and carry forward the building of a house of low or moderate cost when aided by the drawings or written instructions (supplemented by further advice as needed) of competent architects, who keep steadily in view the fact that instructions are given an experienced man. The fact is, the best houses are built by such owners, for they will not pass anything that appears imperfect. If they are uncertain they ask the architect, who takes the utmost pains to aid them. In the public buildings of his town, and in other places, this client may view different woods, finish, joinery, etc., that will enable him to rightly judge of the materials and work that the contractor is giving him. There are many practical ways suggested to make him a most capable inspector.

A FACT.

We can certainly serve our clients better and at less expense than they can get elsewhere, as we have the drawings, specifications etc., of more than one thousand building designs on file. We are familiar with the various plans and features that these designs represent using them every day. Their reproduction economizes study, time and labor; the great saving thus effected is given to our patrons by our low charges. It is not expected that these designs will please all, but they give you ideas and suggestions and help mature your plans. Any changes can be made, enlarging, adding any new features, combining different interiors with the exteriors, etc., so as to please.

It must be evident to the owner, that building one of these designs has many advantages; he can get all the drawings, specifications, etc., promptly, and at small expense; previous contracts have confirmed our estimates; slight changes can be made without delay or affecting cost; important changes can be made promptly and the effect upon cost easily kept account of.

TO INTENDING PATRONS. BEST WAY TO PROCEED.

From the design book or books in hand, select a design and order the working plans, details, specifications, etc., from the architects, enclosing one-half of price of drawings and balance to be paid C. O. D., or send the whole price, and we will send, express charges free. The relation of client is thus established which, as with a lawyer, commands immediate advice and counsel, and subsequent watchfulness and care to the end of the case. More favorable than with lawyers, the architect's fee is definite, and with this Company very small. Upon receipt of the order, the architects will critically examine the owner's selection, with the view of giving him the benefit of any later or improved modification, if there be any. If the architects feel sure that the design selected is suitable for the client's purpose in every way and come within the cost, they will make preliminary sketches and send for correction or approval, in case any changes are desired, and do this until all is satisfactory, when they will fill the order at once and send Working Plans, Detail Drawings, Specifications, Agreements, Supplement Drawings, and Bill of Materials (the latter only when specially ordered); at the same time will be sent circulars, price lists, illustrated pamphlets, etc., of various materials and appliances. Almost everything specified for the house is described (often illustrated) and prices given. This information makes the examination of the drawings, specifications, etc., to the most inexperienced as A, B, C. He can comprehend and understand everything with a few hours study. When an owner is posted, contractors will bid lower, and for the same reason they can build better. There is never so much deception attempted upon the man who is posted. If there be anything the client does not fully understand, the architect will fully explain it, sending him more details if need be.

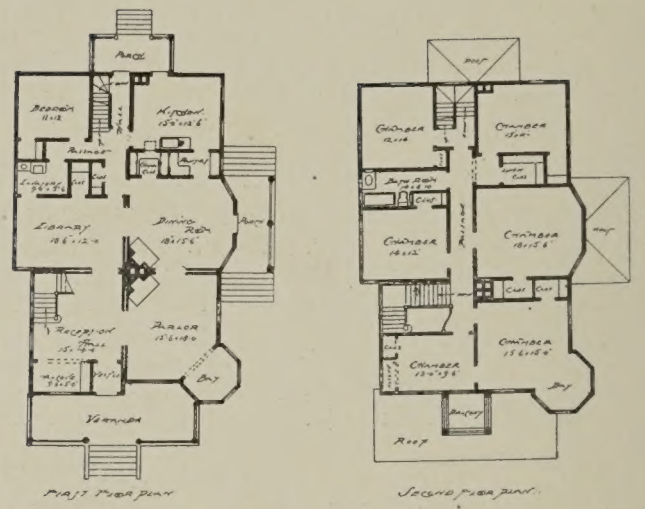
The most difficult part is done; the experienced owner will now know what to do; the inexperienced will be fully informed by letter or interview. By this time he will have acquired much information; many things that were strange are now plain; he has gained confidence.

Our instructions about contracting, making payments, special points and matters to watch, *protection against mechanic's liens*, etc., are full and explicit, and are better conveyed in a letter to a client than printed in a book.

We instruct the client how to proceed by "day's work," if he prefers it to contracting. It is well to know, in case of unreasonable bids by contractors. Many have reason for congratulation over the result of adopting this method, particularly when they proved that the architect's estimate was ample, and that the contractors' bids were unreasonably exorbitant.

GUARANTEE.

We make this further guarantee in conclusion: If, after you have received all the plans, specifications, etc., and we have by some mistake of ours sent you the drawings for a building that you find cannot be built for the price you have limited us to or we had quoted you, we will, on their return, either change as you may desire or make you altogether new drawings free of any extra cost, and will do this until you are satisfied. This also applies to new work, if in case no design that we have can be fitted to your ideas, we will make up one to conform with same and you receive all of the above benefits. Price for new work is at the rate of 2½ per cent. of the total cost of the building.



DESIGN No. 193

Cost $6,200.

DESCRIPTION OF DESIGN No. 193.

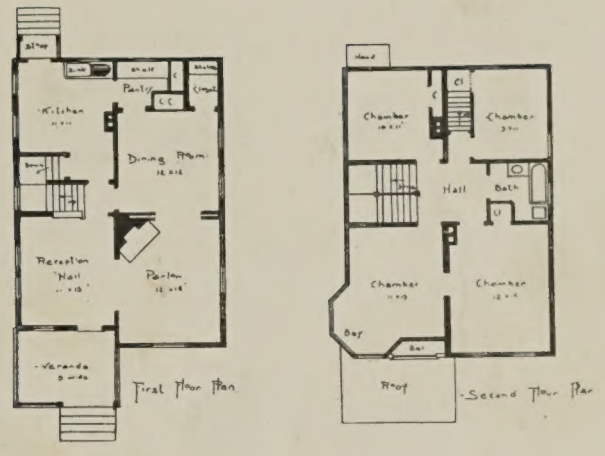
GENERAL DIMENSIONS.—Length, 63 feet over front veranda; width, 44 feet 6 inches over side veranda. Height of stories: cellar, 7 feet 6 inches; first story, 10 feet; second story, 9 feet 4 inches.

EXTERIOR MATERIALS.—Foundation, stone and brick; three courses of 10-inch ashlar above grade; set on natural bed, 8 inches thick, and backed up with one course of brick. All foundations below grade are of 12-inch brick walls. Cellar under whole house, divided into numerous rooms and cemented throughout. Ash-pits under fire-places. Whole house sheathed with 7/8-inch sheathing, and building paper. Building covered with 1/2-inch lap siding, dipped shingles, and slate roof as shown.

INTERIOR FINISH — Three coats of plaster, sand finish and tinted to suit owner. Reception hall, staircase, parlor, library and dining room finished in quartered oak and cherry. Balance of building in selected white pine and whitewood. All of the several parts detailed and all finished to suit owner, five coat work. All windows in main room glazed with best select American plate. Balance in select double American and leaded glass. Parquet flooring in the reception hall, library and dining room. Select maple flooring in the rear hall, kitchen, pantry, and bathroom, and the same are also wainscoted 4 feet high with narrow beaded ceiling with 7-inch base, neatly capped.

ACCOMMODATIONS.—Sizes of all rooms, location of cosets, fixtures, etc., as shown on plans.

COST.—The contract cost, complete, including furnace, hot and cold water plumbing, mantels, and all carving, $6,200. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $85.00.



DESIGN No. 233

Cost $1,750.

DESCRIPTION OF DESIGN No. 233.

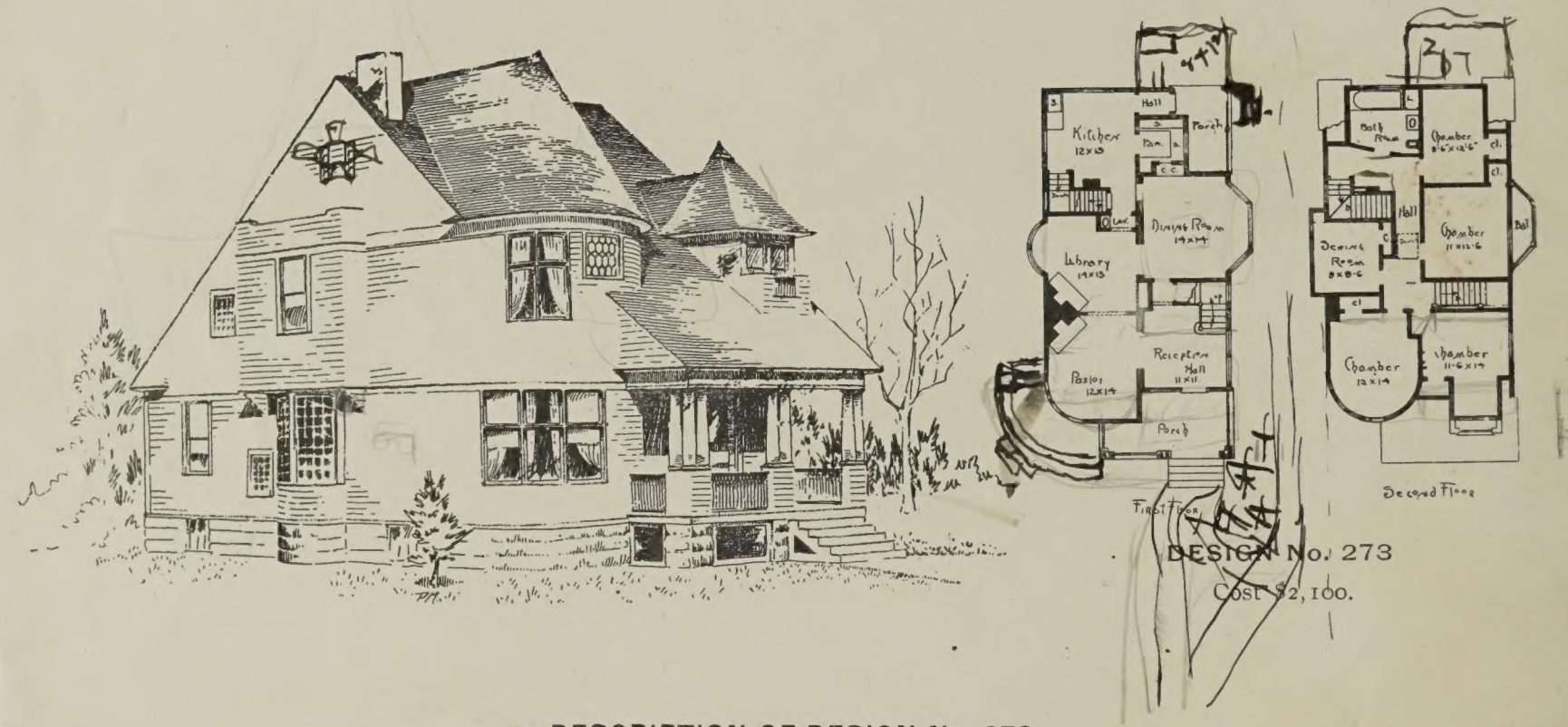
GENERAL DIMENSIONS.—Length, 35 feet; with, 25 feet. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 9-inch ashlar above grade. Cellar under entire building, cemented throughout and with necessary coal bins, shelving, etc. Ash-pit under fire place. Whole house sheathed with 7/8 matched sheathing and building paper, and covered with ½-inch lap pine siding, and shingle roof as shown.

INTERIOR FINISH.—Two coats of plaster. All inside finish of select stock designs of either pine or white wood. Kitchen, pantry, and bath room wainscoted 4 feet high. All inside finish, finished natural, or stained in colors to suit owner, in three coat work. Doors and windows of good size and design. All windows glazed with double American glass. Front door of oak.

ACCOMMODATIONS.—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST.—Cost, with plumbing, heating and mantel, $1,750. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $30.00.



DESIGN No. 273

Cost $2,100.

DESCRIPTION OF DESIGN No. 273.

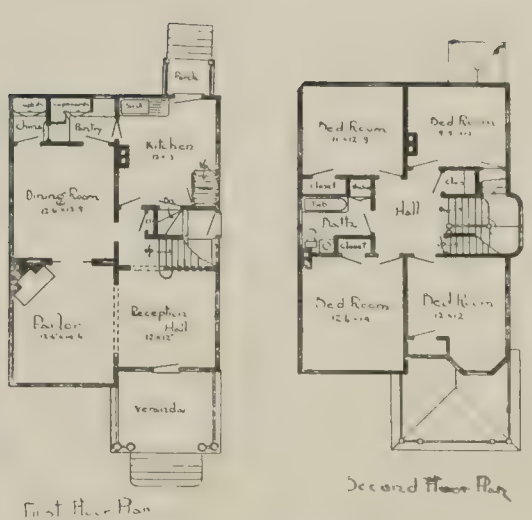
GENERAL DIMENSIONS.—Length, 49 feet over porch; width, 30 feet over bays. Height of stories: cellar, 7 feet; first story, 9 feet 2 inches; second story, 8 feet 4 inches.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 10-inch ashlar above grade. Cellar under whole house, excepting reception hall and parlor, cemented throughout. Ash-pit under fire-places. Whole house sheathed with ⅞-inch matched sheathing, and building paper, and covered with ½-inch lap siding and dipped shingles as shown.

INTERIOR FINISH.—Three coats of plaster. Yellow pine finish throughout, excepting staircase, which is of oak. Hardwood floors in reception hall, dining room and kitchen. All of the several parts are detailed and finished natural in three-coat work. All doors and windows of good size and design. Front door of oak.

ACCOMMODATIONS.—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST.—Cost, $2,100, with heating and plumbing. Price of working drawings, details, specifications, etc., all in duplicate, and license to build, $35.00.



DESIGN No. 302

Cost $2,200.

DESCRIPTION OF DESIGN No. 302.

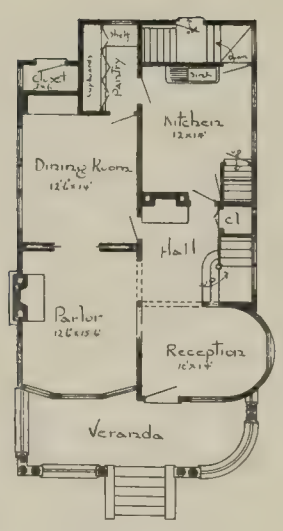
GENERAL DIMENSIONS.—Length, 44 feet over front porch; width, 26 feet 6 inches. Height of stories: cellar, 7 feet; first story, 9 feet 2 inches; second story, 8 feet 4 inches.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 12-inch ashlar above grade. Cellar under whole house, cemented throughout and divided into furnace and coal rooms, vegetable cellar and laundry. Ash-pit under fire-place. Whole house sheathed with ⅞-inch matched sheathing and "Neponset" building paper, and covered with ½-inch lap siding and slate roof as shown.

INTERIOR FINISH.—Three coats of plaster. Cove ceilings in reception hall, parlor and dining room. Interior finish throughout of select yellow pine, finished natural in three-coat work. All of the several parts detailed. All doors are of five horizontal panel design. Front door veneered with quartered oak and glazed with ¼-inch beveled plate, and outside doors 1¾ inches thick. Windows of good size and design, glazed with select double American and leaded glass. Kitchen, pantry, china closet, bath room, and cellarway wainscoted 4 feet high. Hardwood floors of select yellow pine in reception hall, dining room, kitchen, pantry, china closet, and bath room.

ACCOMMODATIONS.—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST.—Contract cost, $2,200, with heating, plumbing, and mantel. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $40.00.



First Floor

Second Floor

DESIGN No. 303

Cost $2,800.

DESCRIPTION OF DESIGN No. 303.

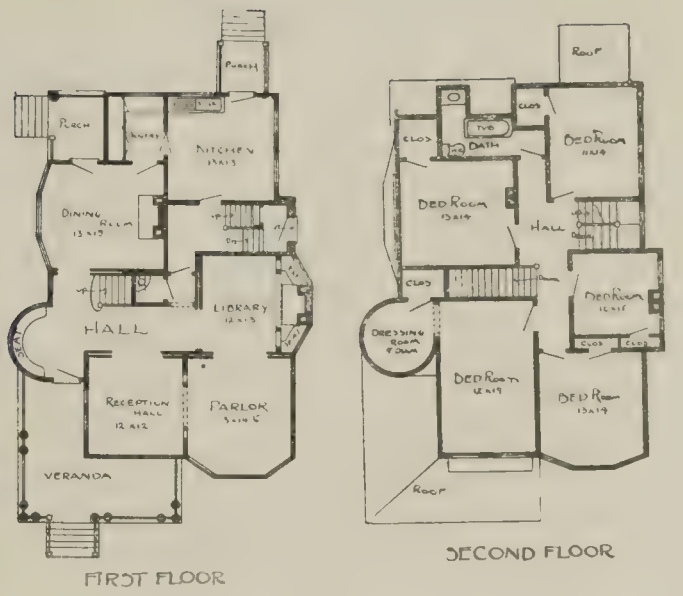
GENERAL DIMENSIONS.—Length, 54 feet over front veranda; width, 29 feet 6 inches. Height of stories: cellar, 7 feet; first story, 9 feet 2 inches; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; four courses of 9-inch ashlar above grade. Cellar under whole house, cemented throughout and divided into furnace and coal rooms, vegetable cellar and laundry. Ash-pits under fire places. Whole house sheathed with ⅞-inch matched sheathing and building paper, and covered with ½-inch lap pine siding, dipped shingles, cement panels and slate roof, as shown.

INTERIOR FINISH.—Three coats of plaster. Cove ceilings in reception hall, parlor, and dining room, sand finish and tinted. Same rooms are finished in select white oak and floored with narrow, select white oak flooring and parquet border. Balance of building in yellow pine. All of the several parts detailed and finished natural in three-coat work. Outside doors 1¾-inch thick. Front door veneered with quartered white oak and glazed with ¼-inch beveled plate. All doors and windows of good size and design. Windows glazed with select double American and leaded glass. Kitchen, pantry, bath room, and cellarway wainscoted 4 feet high. Servant's room and tower room finished in attic.

ACCOMMODATIONS.—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans.

COST.—Contract cost, complete, $2,800, including furnace, hot and cold water plumbing, closet and wash trays in the basement, and two mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $45.00.



FIRST FLOOR

SECOND FLOOR

DESIGN No. 306

Cost $5,000.

DESCRIPTION OF DESIGN No. 306.

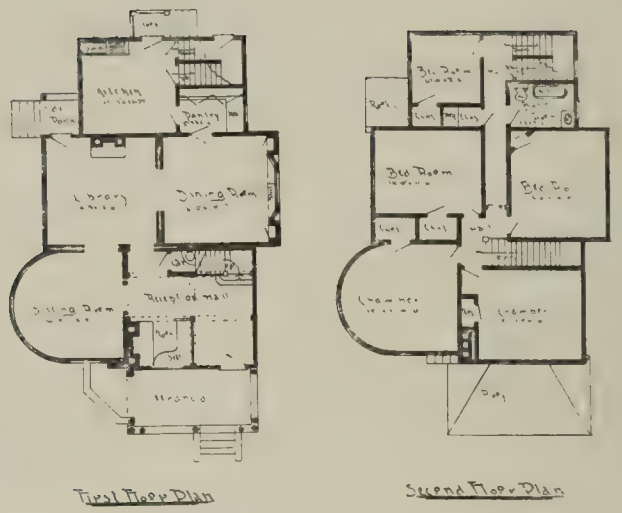
GENERAL DIMENSIONS.—Length over porches, 68 feet; width over bays, 38 feet 6 inches. Height of stories: cellar, 7 feet 6 inches; first story, 9 feet 2 inches; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 10-inch ashlar above grade. Cellar under whole house, cemented throughout, and divided into vegetable cellar, coal and furnace rooms and laundry by 8-inch brick partitions. Ash-pits under fire-places. Whole house sheathed with ⅞-inch matched sheathing and building paper and covered with ½-inch lap pine siding and dipped shingles, as shown.

INTERIOR FINISH.—Three coats of plaster. Hall, reception hall, parlor, library, and dining room have cove ceilings and sand finished, tinted in colors to suit owner. Hall, dining room, and library finished in select quartered oak; reception hall and parlor finished in select cherry; balance of building finished throughout in yellow pine and all parts detailed. Hardwood floors finished natural in four-coat work; pine in three-coat work. Hardwood floors in hall and dining room have parquet borders; in the side hall, kitchen, pantry, and bath room ordinary hardwood flooring. Dining room wainscoted in panels 4 feet high, kitchen, pantry, cellarway, linen closet, and bath room wainscoted 4 feet high with narrow beaded ceiling, with 7-inch base and neatly capped. All outside and hard-wood doors 1¾ inches thick, and veneered according to the finish in the separate rooms. Front door glazed with ¼-inch beveled plate. All front windows glazed with best American plate glass; all other windows glazed with select double American and leaded glass.

ACCOMMODATIONS.—Sizes of all rooms, locations of closets, fixtures, etc., as shown on plans.

COST.—Contract cost, $5,000, with plumbing, heating and mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $70.00.



DESIGN No. 328
Cost $3,500.

DESCRIPTION OF DESIGN No. 328.

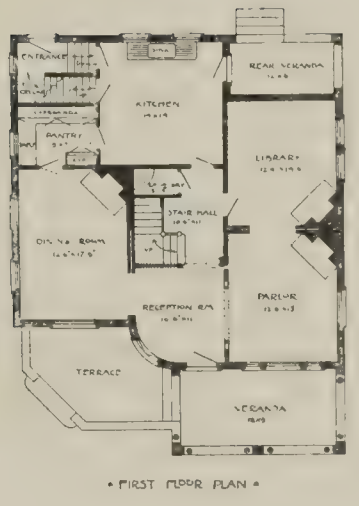
GENERAL DIMENSIONS.—Length, 53 feet 6 inches over veranda; width, 37 feet 6 inches over all. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 10-inch ashlar above grade; veranda, stone; first story lap siding; second and attic stories, gables, dormers, etc., dipped shingles; roof, slate; chimneys, pressed brick; paint, three coats.

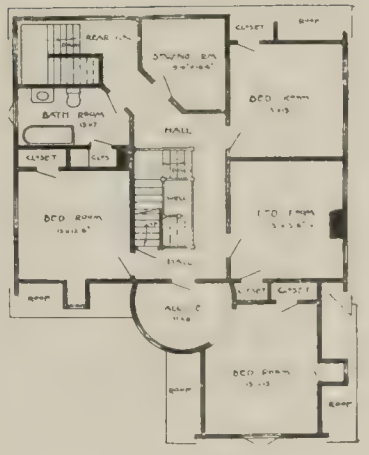
INTERIOR FINISH.—Three coats of plaster, with white hard finish, except in reception hall, dining room, and hall of second floor, same to have rough hard finish. Floors of reception hall and dining room of oak; floors of kitchen, pantry, and bath room of maple, balance of hard pine. Finish in reception hall, sitting room, library, and dining room in oak, and of neat design; balance of house in white pine or poplar, of good design, finished natural, three coat work. Hard-wood finish, and floors finished in four-coat work.

ACCOMMODATIONS.—Cellar under whole of house, with cemented floor, and divided by wood and brick partitions into furnace room, vegetable cellar, laundry, coal bins, etc. House sheathed on the outside with 7/8-inch matched sheathing. Mantels in reception room nook and library. Sliding doors between reception hall and library, sitting room and library, library and dining room. Reception hall is a beautiful room with its staircase, nook, fire-place, beamed ceiling, paneled wainscoting, etc. Dining room has a china closet and bay combination at end of room. Lavatory under front stairs. Entrance to library from outside. Entrance to cellar from outside by rear stairs. Linen closet off hall on second floor. Windows and doors of good size and design. Large attic, unfinished.

COST.—Contract cost, $3,500, with heating, plumbing and mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $50.00.



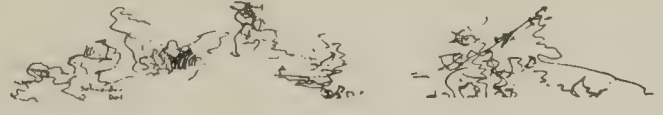
• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

DESIGN No. 342

Cost $4,700.



DESCRIPTION OF DESIGN No. 342.

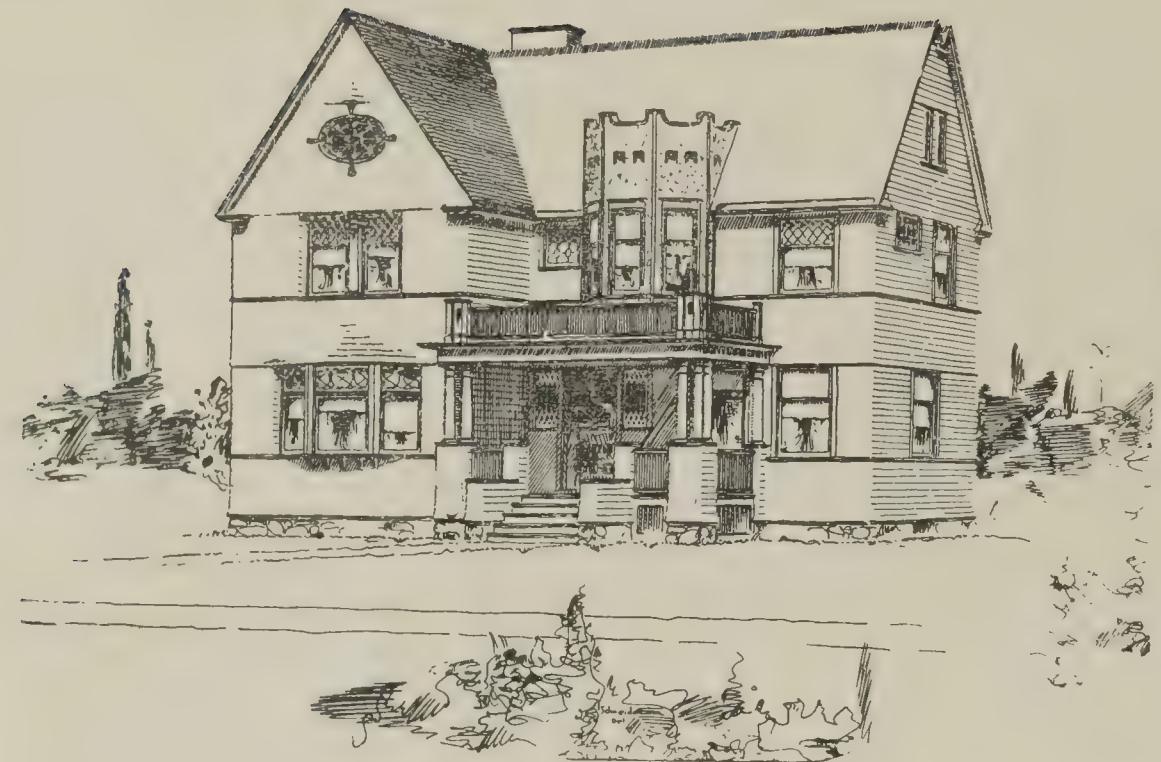
General Dimensions.—Length, 49 feet over veranda, width, 38 feet 6 inches. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

Exterior Materials.—Foundation, stone; one course of 12-inch ashlar above grade; first story to top of windows, pressed brick veneer; second and attic stories, gables, etc., half timber work and cement; roof and dormers, slate; chimneys, pressed brick; paint, three coats; half timber work; which is oak, finished natural.

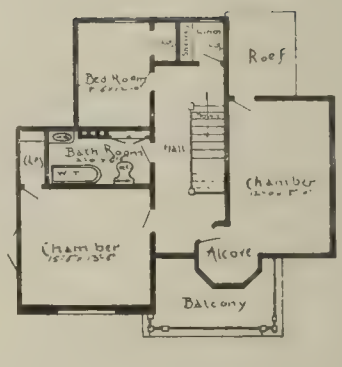
Interior Finish.—Three coats of plaster, with white hard finish, except in reception room, stair hall, dining room, and hall of second floor, same to have rough hard finish. Floors of kitchen, pantry, and bathroom to be maple; floors of reception hall, stair hall, and dining room of oak; balance of house floored with hard pine. Finish in parlor and library, sycamore; reception room, stair hall with staircase, and dining room, oak; balance of house in white pine or poplar. Finish to be of detailed design, all finished natural in four-coat work.

Accommodations.—Cellar under more than one-half of the building with cemented floor, and divided by wood and brick partitions into furnace room, vegetable cellar, coal bins, etc. House sheathed on the outside and brick veneer anchored to studding of walls. Mantels in parlor, library and dining room. Sliding doors between parlor and library, and reception room and dining room. Pretty openings between parlor and reception room, and reception room and stair hall, trimmed up with colums, spindels, paneling, etc. Handsome staircase in stair hall, with lavatory under same. Good sized pantry with plenty of cupboards. Library can be used for bedroom if necessary. Cellar entrance from outside by rear stairs. Alcove off front bedroom. Large bath room with linen closet. Sewing room can be used for servant's or child's bedroom. Attic unfinished. Windows and doors of good size and design.

Cost.—Cost, $4,700, with plumbing, heating and mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $70.00.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DESIGN No. 343

Cost $2,000.

DESCRIPTION OF DESIGN No. 343.

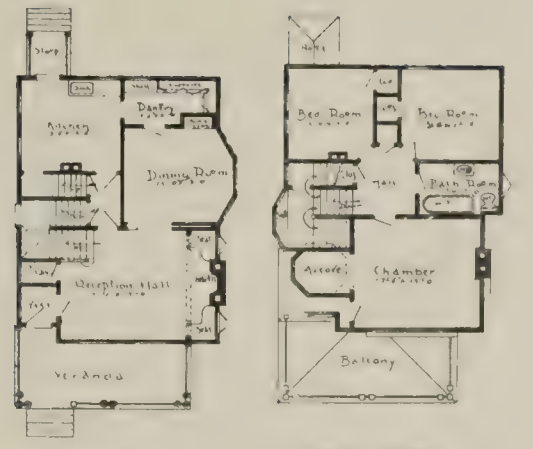
GENERAL DIMENSIONS.—Length, 37 feet over veranda; width, 38 feet. Height of stories: cellar, 7 feet; first story, 8 feet 8 inches; second story, 8 feet 7 inches.

EXTERIOR MATERIALS.—Foundation, stone; 12 inches of field stone above grade; first and second stories, gables, dormers, roof, etc., dipped shingles; bay over veranda, cemented; chimney, pressed brick; paint, three coats.

INTERIOR FINISH.—Three coats of plaster, with rough hard finish on first floor, and hall and bath room of second floor; balance of house, white hard finish. Floors of hall and dining room, oak; floors of kitchen, pantry, and bath room, maple; balance of house, hard pine, except nook off living room, same to have tile floor. Finish in whole house to be of select white pine or poplar of neat special designs, to be finished natural in three-coat work. Hard-wood floors finished natural.

ACCOMMODATIONS.—Cellar under whole house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. Whole house sheathed on the outside with ⅞-inch matched sheathing. Nook off living room (separated by a wide opening with columns, spindles, and paneling) has a broad fire-place with seats on both sides. China closet built in the dining room, with leaded glass doors above, and drawers and cupboards below. All rooms connect with the hall. Sliding doors between dining room and hall. Bedrooms have large closets. Linen cupboard off second floor hall. Medicine cupboard in bath room. Attic floored for light purposes. Windows and doors of good size and design.

COST.—Cost, $2,000, with plumbing, heating, and mantel. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $40.00.



DESIGN No. 344

Cost $2,100.

DESCRIPTION OF DESIGN No. 344.

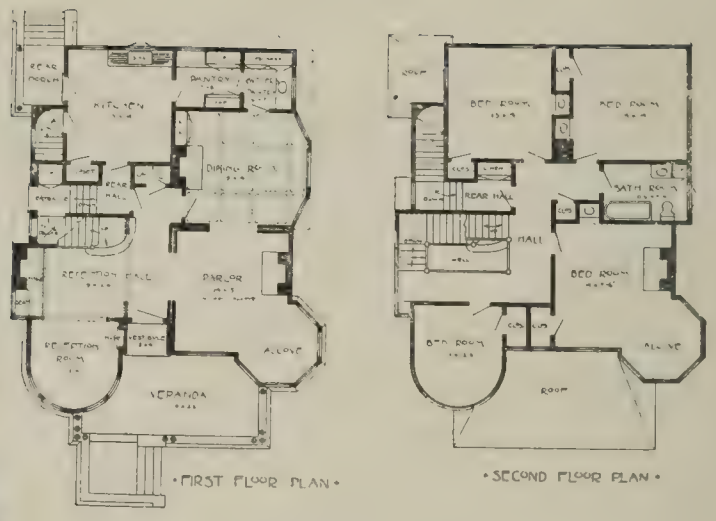
General Dimensions.—Length, 45 feet 6 inches over veranda; width, 29 feet 6 inches over all. Height of stories: cellar, 7 feet; first story, 8 feet 8 inches; second story, 8 feet 4 inches.

Exterior Materials.—Foundation, stone; three courses of 8-inch ashlar above grade; first story, lap siding; second story-gables, dormers, tower, roof, etc., dipped shingles; chimneys, pressed brick; paint, three coats.

Interior Finish.—Three coats of plaster, with rough hard finish on first floor, and bath room and hall on second floor; balance of house, white hard finish. Floors of vestibule, lavatory, living room with nook, and dining room, oak; floors of pantry, kitchen, hall and bath room, maple; balance in hard pine. Finish is all to be of select white pine or poplar, of neat special design, finished natural, three-coat work. Hardwood floors finished natural.

Accommodations.—Cellar under entire house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. House sheathed on the outside with ⅞-inch matched sheathing. Sliding doors between reception hall and dining room. Nook of reception hall, to be a handsome cozy corner; broad fire-place with seats on both sides. Lavatory off reception hall. China closet built in dining room. Center hall in a very handy place, stairs leading to second floor, cellar, and out doors. Large pantry with plenty of cupboard room. Alcove off front chamber. Large closets off each bedroom, also linen closet off hall. Attic floored for light purposes. Windows and doors of good size and design.

Cost.—Cost, $2,100, with heating, plumbing, and mantel. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $42.00.



DESIGN No. 345

Cost $5,600.

DESCRIPTION OF DESIGN No. 345.

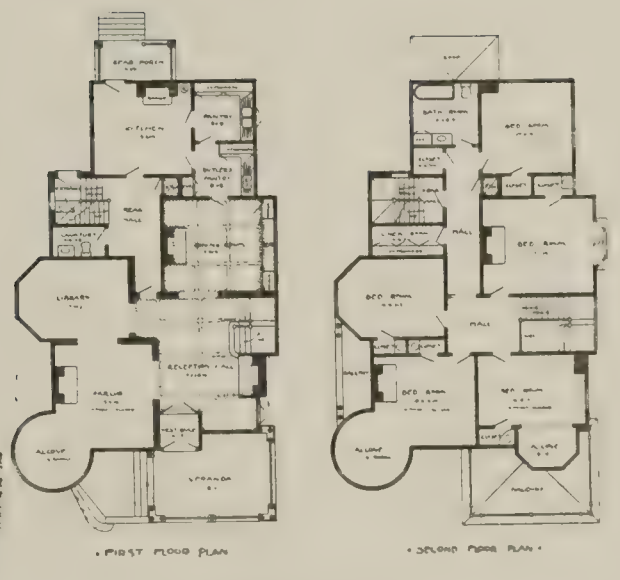
GENERAL DIMENSIONS.—Length, 57 feet 6 inches over veranda entrance; width, 39 feet over all. Height of stories: cellar, 7 feet 6 inches; first story 9 feet 6 inches; second story, 9 feet; attic, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; 12 inches of rough stone work above grade, except veranda and parlor and reception room bays, same to be of rough stone work to sill of first story windows; first, second, and attic stories, dormers, etc., lap siding; roof, slate; chimneys, brick; paint, three coats.

INTERIOR FINISH.—Three coats of plaster throughout the house, with rough finish in reception hall, dining room, pantry, butler's pantry, kitchen, second floor hall, bath room, etc ; white hard finish in balance of house. Floors of reception hall and dining room to be of quartered oak; those of the kitchen, pantry, butler's pantry, rear hall, bath room, etc., to be of maple; balance of house of hard pine. Finish in reception hall, with stairs, and dining room, quartered oak; that in the parlor and reception room, quartered sycamore or bird's eye maple; rest of house, selected white pine or poplar. All hard-wood floors and finish finished natural with four-coat work.

ACCOMODATIONS.—Cellar under whole house, with cemented floor, divided by brick and wood partitions into furnace room, vegetable cellar, laundry, store room, coal bins, etc. House sheathed on the outside with ⅞-inch matched sheathing. Double floors on first and second stories. Vestibule floor to be of tile. Double sliding doors between parlor and dining room and parlor and reception hall. Mantels in parlor, dining room, reception hall and one bed room. Nook with seat off reception hall, lavatory off same, alcove off parlor, china closet sideboard built in dining room. Paneled wainscoting in reception hall and dining room. The latter to have beamed ceiling as marked on plan. Closet off kitchen. Cellar entrance from outside by rear stairs. Wash bowls in three of the bedrooms. Linen cupboard off rear hall. Open staircase to attic. Attic finished plainly, there being a servant's bedroom, dry and store rooms, etc. Coved ceilings in principal rooms on first floor. Windows and doors of good size and design. Plate glass in principal rooms. Water closet in basement.

COST.—Cost, $5,600 with plumbing, heating and mantels. Price of working drawings, all details, specifications, etc , all in duplicate, and license to build, $75.00.



DESIGN No. 347

Cost $8,000.

DESCRIPTION OF DESIGN No. 347.

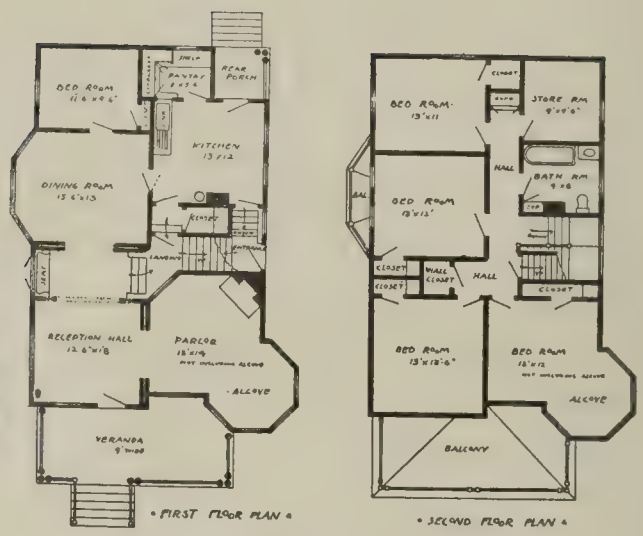
GENERAL DIMENSIONS.—Length, 74 feet over veranda and rear porch; width 42 feet 6 inches over all. Height of stories: cellar 8 feet; first story, 10 feet; second story, 9 feet 4 inches; attic 8 feet 10 inches.

EXTERIOR MATERIALS.—Foundation, brick; three courses of stone ashlar in irregular courses above grade; first story, lap siding; second and attic stories, gables, dormers, etc., dipped shingles; roof, slate; chimneys, pressed brick; paint, three coats.

INTERIOR FINISH.—Three coats of plaster, rough hard finish in reception hall, dining room, butler's pantry, pantry kitchen, rear hall, lavatory, second floor hall, bath room, etc.; white hard finish in balance of house. Floors of reception room, dining room, and butler's pantry, quartered oak, with parquet borders in first two rooms; Floors of pantry, kitchen, rear hall, lavatory, bath room, etc., maple; balance, hard pine. Finish in vestibule, reception hall, with staircase, and dining room, quartered oak; parlor, alcove, and library, quartered sycamore, cherry, or bird's eye maple; kitchen, pantry, butler's pantry, rear hall, lavatory, bath room, etc , Georgia pine; balance of house in select white wood or pine. Hardwood floors and finish, finished natural.

ACCOMODATIONS.—Cellar under entire house, with cemented floor, divided by wood and brick partitions in the necessary and useful rooms and coal bins. Ash-pits under all fire-places. Building sheathed on the outisde with ⅞-inch matched sheathing. Double floors on first and second stories. Vestibule to have tile floors. Sliding doors connect the reception hall and dining room, reception hall and parlor, reception hall and library, and library and parlor. Mantels in parlor, reception hall, dining room, and two bed rooms. Brick set range in kitchen. Reception hall and dining room to have beamed ceilings, paneled wainscoting, etc. Coved ceilings in the parlor and library. Vestibule paneled on all sides and ceiling. China cupboards and seat combinations worked into end of dining room. Dumb waiter from basement to attic. Large pantry and butler's pantry. Lavatory in handy place. Cellar entrance from outside by rear stairs. Butler's sink in butler's pantry. Alcoves off two front bedrooms. Wash bowls in closets off four bedrooms. Seat and bay projection from side bedroom. Large linen rooms with plenty cupboards off hall. Medicine cupboard in bath room. Two servants' bedrooms, dry and store room, etc., finished in attic. Water closet in basement. Doors and windows of good size and special designs. Plate glass in all principal rooms.

COST.—Cost, $8,000, with heating, plumbing, and mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $100 00.



DESIGN No. 351

Cost $2,400.

DESCRIPTION OF DESIGN No. 351.

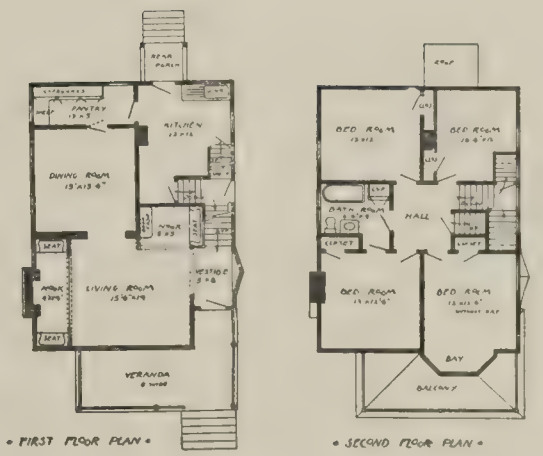
GENERAL DIMENSIONS.—Length, 52 feet over veranda. Width, 34 feet over bays. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 12-inch ashlar above grade; first and second stories, lap siding; gables, dipped shingles; black slate roof; chimneys, pressed brick; paint three coats.

INTERIOR FINISH.—Three coats of plaster. Floors of reception hall and dining room of oak; kitchen, pantry and bath room, maple; balance of pine. Finish is all to be of selected whitewood and yellow pine; first story finished in whitewood of neat special design; balance of building in yellow pine of stock design. All work finished natural in three coats. Hardwood floors in reception hall and dining room finished natural and waxed.

ACCOMMODATIONS.—Cellar under entire house, with cemented floor, divided by wood and brick partitions into the necessary rooms and coal bins. House sheathed with ⅞-inch matched sheathing and building paper. Sliding doors between reception hall and parlor, and reception hall and dining room. Gas log in parlor fire-place. Linen closet with the necessary drawers, cupboards, etc., in the upper rear hall. Good sized attic, floored. Windows and doors of good size and design. Front door of quartered oak, glazed with beveled plate glass.

COST.—Contract cost, $2,400 with heating, mantels and plumbing. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $45.00.



DESIGN No. 356

Cost $2,000.

DESCRIPTION OF DESIGN No. 356.

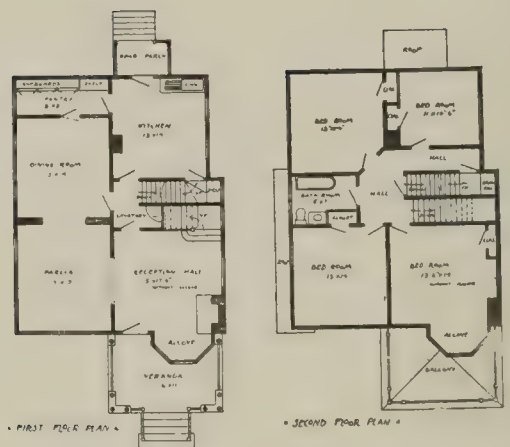
GENERAL DIMESIONS. Length, 43 feet over veranda. Width, 29 feet over bays. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; four courses of 9-inch ashlar above grade; first and second stories, lap siding; gables, roof, etc., dipped shingles; chimneys, pressed brick; paint, two coats.

INTERIOR FINISH.—Three coats of plaster, (with living room, dining room, nooks, etc., tinted;) floors of kitchen, pantry and bath room of maple, balance, soft pine; finish is all to be of selected yellow pine and basswood, of neat special design; first floor all detailed and finished natural in three-coat work; balance of building finished in basswood, of stock design, painted in tints to suit owner in three-coat work.

ACCOMMODATIONS.—Cellar under whole house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. House sheathed with ⅞-inch matched sheathing and building paper. Sliding door between living room and dining room. Fire-place and brick mantel detailed in nook off living room. Rear stairs to second floor and attic. Case of drawers for linen in bath-room. Good sized attic, floored. Windows and doors of good size and design. Front door of quartered oak, glazed with beveled plate glass.

COST.—Contract cost, $2,000 without heating and plumbing. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $36.00.



DESIGN No. 357

Cost $2,400.

DESCRIPTION OF DESIGN No. 357.

GENERAL DIMENSIONS —Length, 47 feet 6 inches over veranda; width, 29 feet 6 inches. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

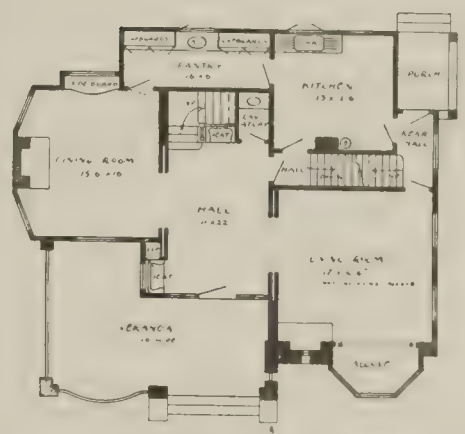
EXTERIOR MATERIALS —Foundation, stone; three courses of 10-inch ashlar above grade; first story, lap siding; second story, gables, roof, etc , dipped shingles; chimneys, pressed brick; paint, three coats.

INTERIOR FINISH.—Three coats of plaster. Floor of reception hall, oak; floors of kitchen, pantry, lavatory and bath room, maple; balance of hard pine. Finish is all to be of selected white pine or poplar, of neat special design, finished natural, three-coat work; hardwood floors, finished natural.

ACCOMMODATIONS.—Cellar under entire house, with cemented floor, divided by brick and wood partitions into the necessary rooms and coal bins. House sheathed on the outside with ⅞-inch matched sheathing and building paper. Sliding doors between parlor and dining room. Fire-place in reception hall. Alcoves off reception hall and one bedroom. Lavatory under stairs. Rear stairs to second floor and attic. Case of drawers for linen on second floor. Good-sized attic, floored. Windows and doors of good size and design. Front door of oak and glazed with beveled plate glass.

COST.—Contract cost, $2,400, with heating, plumbing and mantel. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $42 00.

SECOND FLOOR PLAN



FIRST FLOOR PLAN

DESIGN No. 358

Cost $4,600.

DESCRIPTION OF DESIGN No. 358.

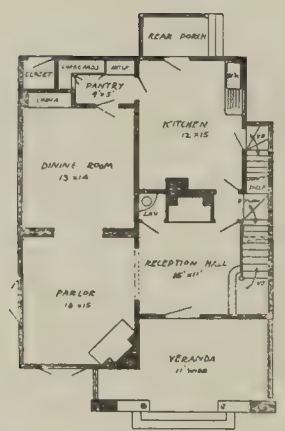
GENERAL DIMENSIONS.—Length, 40 feet 6 inches. Width, 48 feet 6 inches over all. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; 12 inches of field stone above grade, excepting where shown. Panels in bay window and above veranda, cement. Balance of house including roof, dipped shingles. Chimneys and porch of field stone.

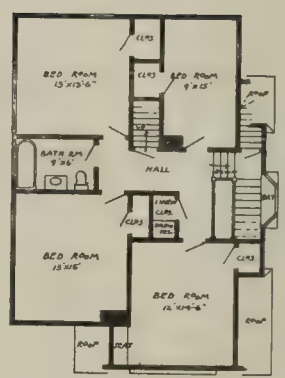
INTERIOR FINISH.—Three coats of plaster with rough hard finish on first floor, and hall and bath room of second floor; balance of house, white hard finish. Floors for hall and dining room, oak; floors for pantry, rear hall and bath room, maple; balance of house floored in pine. Finish in living room, hall and dining room, oak or sycamore; balance of house finished in white pine or poplar, all finished natural. Hardwood floors, finished natural. Paneled wainscoting in hall and dining room.

ACCOMMODATIONS.—Cellar under most of house, with cemented floor, divided by wood and brick partitions in the necessary rooms and coal bins. House sheathed on outside with ⅞-inch matched sheathing and building paper. Sliding doors between hall and living room, and hall and dining room. Alcoves off living and two bedrooms. Fire-places in living room, dining room and two bedrooms. Lavatory under stairs in main hall. Sideboard built in dining room, with designed windows above. Rear stairs to second floor, accessible from outside, kitchen and living room. Cellar stairs accessible from kitchen and hall. Very large pantry with cupboard, drawers, flour bin and butler's sink. Four large bedrooms on second floor, each having a spacious closet. A good sized attic, floored but not finished, reached by stairs over main stairs. Windows and doors of good size and design.

COST.—Cost, $4,600, with plumbing, heating and mantels. Price of working drawings, all details and specifications, etc., all in duplicate, and license to build, $65.00.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DESIGN No. 359

Cost $2,400.

DESCRIPTION OF DESIGN No. 359.

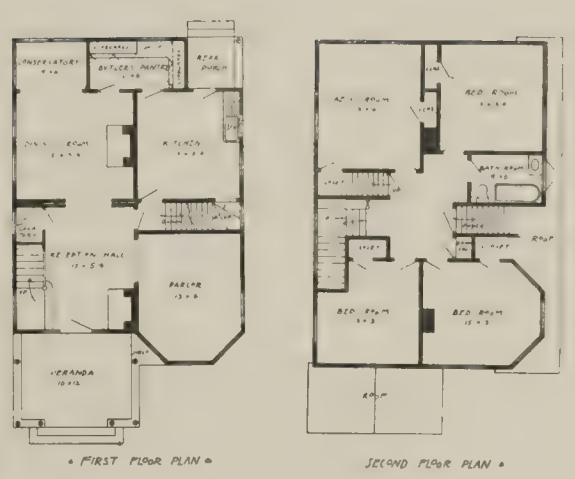
GENERAL DIMENSIONS.—Length, 41 feet 6 inches over veranda; width, 29 feet 6 inches. Height of stories: cellar, 7 feet; first, story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; one course of 12-inch ashlar above grade; first and second stories, gables, dormers roof, etc., dipped shingles; chimneys, pressed brick; paint, three coats.

INTERIOR FINISH.—Three coats of plaster, with rough hard finish, in reception hall and dining room, balance of house, white hard finish. Floors of reception hall, lavatory and dining room, oak; floors of kitchen, pantry and bath room, maple; balance in hard pine. Finish is all to be of selected white pine or poplar, of neat special design, finished natural in three-coat work. Hardwood floors, finished antique and waxed.

ACCOMMODATIONS —Cellar under entire house, with cemented floor, divided by wood and brick partitions into the necessary rooms and coal bins. House sheathed on the outside with ⅞-inch matched sheathing and building paper. Sliding doors between parlor and dining room. Fire-places in reception hall and parlor. China cabinet built in dining room. Lavatory off reception hall. Combination stairs to second floor. Very large veranda. Linen closet off hall on second floor furnished with case of drawers. All bedrooms have good sized closets. Oriel bay on side of house, side of stairway. Attic floored for light purposes. Closet from the outside for gardening implements, etc. Windows and doors of good size and design. Front door of oak and glazed with beveled plate glass.

COST.—Cost, $2,400, with heating, plumbing and mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $42.00.



DESIGN No. 360

Cost $2,400.

DESCRIPTION OF DESIGN No. 360.

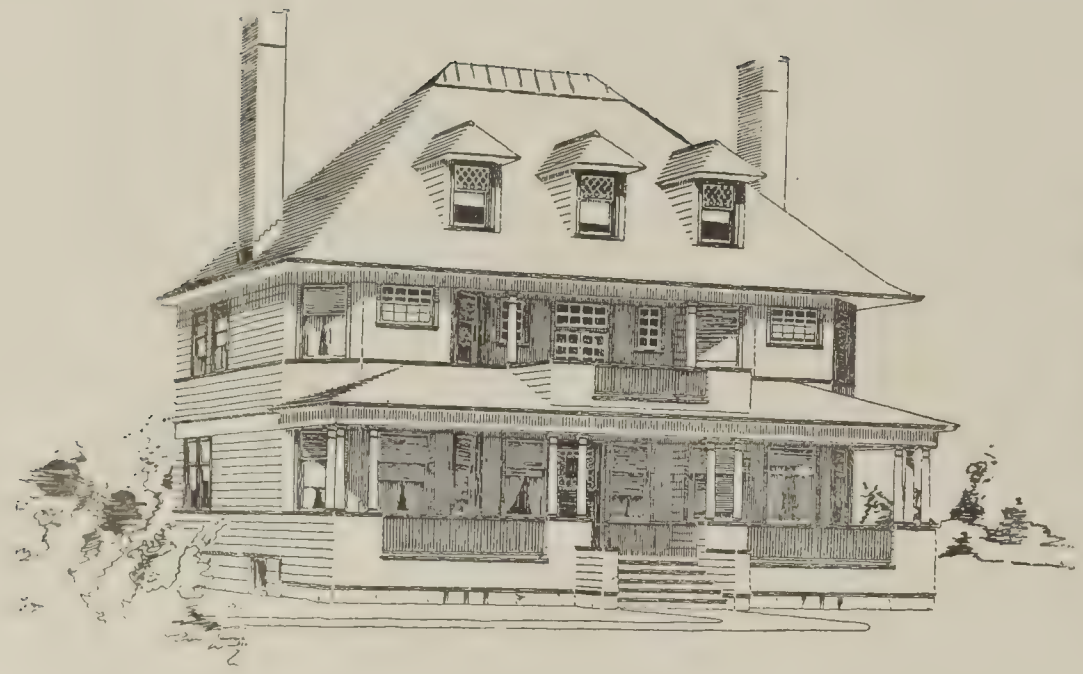
GENERAL DIMENSIONS.—Length, 49 feet 6 inches over veranda; width, 29 feet 6 inches. Height of stories: cellar, 7 feet; first floor, 9 feet; second story, 8 feet 6 inches.

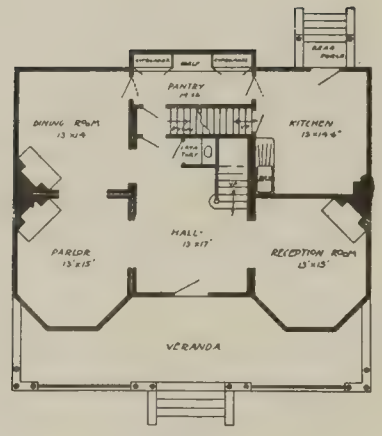
EXTERIOR MATERIALS.—Foundation, stone; one course of 14-inch ashlar above grade. First story, lap siding; second story, gables, roof, dormers, dipped shingles. Chimneys, pressed brick. Paint, three coats.

INTERIOR FINISH.—Three coats of plaster, rough hard finish in reception hall, lavatory, dining room, second floor hall and bath room. White hard finish in balance of house. Floors of reception hall and lavatory, oak; floors of kitchen, pantry and bath room, maple; floors of balance of house, hard pine. Finish is all to be of selected white pine or poplar, except in reception hall, including staircase, same to be of oak. All finish is to be of special design, finished natural. Hardwood finished natural.

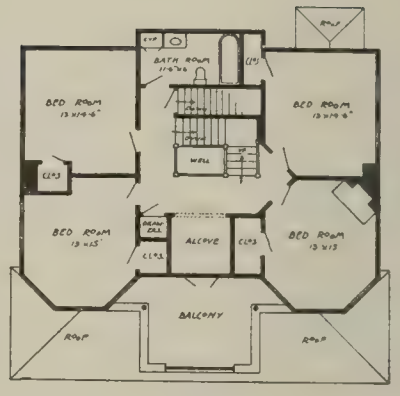
ACCOMMODATIONS.—Cellar under entire house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. House sheathed on the outside with ⅞-inch matched sheathing and building paper. Sliding doors between reception hall and dining room. Fire-places in reception hall and dining room. Conservatory off dining room, lavatory off reception hall. Butler's pantry has plenty of cupboard room, and is also furnished with drawers and flour bin. Rear stairs to second floor, accessible from reception hall and kitchen. Case of drawers for linen on second floor. Good closet room off of bedrooms. Attic, floored, but not finished, reached by stairs from second floor hall. Windows and doors of good size and design.

COST.—Cost, $2,400, with plumbing, heating and mantels. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $42.00.





- FIRST FLOOR PLAN -



- SECOND FLOOR PLAN -

DESIGN No. 361

Cost $2,700.

DESCRIPTION OF DESIGN No. 361.

GENERAL DIMENSIONS.—Length, 40 feet over veranda; width, 42 feet. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 10-inch ashlar grade. First and second stories and dormers, lap siding. Roof, slate. Chimneys, pressed brick. Paint, three coats.

INTERIOR FINISH.—Three coats of plaster, with white hard finish throughout. Floors of hall and lavatory, oak; floors of kitchen, pantry and bath room, maple; balance of house floored with hard pine. Finish is all to be of selected pine or poplar of neat special design, finished natural. Hardwood floors finished natural.

ACCOMMODATIONS.—Cellar under whole house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. Whole house sheathed with 7/8-inch matched sheathing and building paper. Sliding doors between hall and reception room, hall and parlor, parlor and dining room, and hall and dining room. Fire-places in reception room, parlor, dining room and one bedroom. Lavatory under stairs in hall. Balcony over veranda. Alcove on second floor could be used as sewing room All bedrooms have large closets. Good sized attic, reached by stairs over main stairs Windows and doors of good size and design.

COST.—Cost, $2,700, with plumbing, heating and mantels. Price of working drawings, specifications, etc., all in duplicate, and license to build, $45.00.

DESIGN No. 362

Cost $2,400.

DESCRIPTION OF DESIGN No. 362.

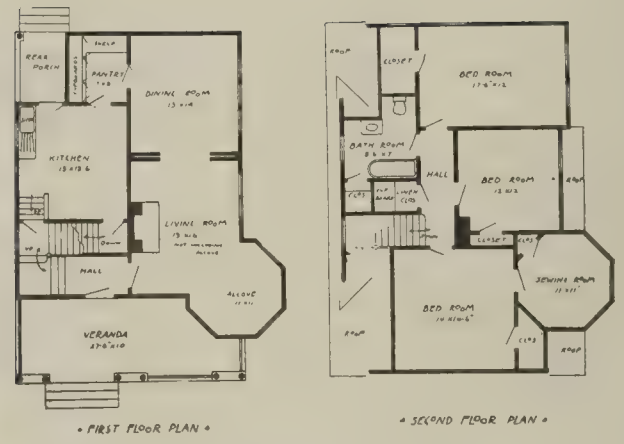
GENERAL DIMENSIONS.—Length, 45 feet. Width, 32 feet. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; 18 inches of stone work above grade, except in front, same to be stone to first story window sill. First and second stories, gables, dormers, roof, etc , dipped shingles Chimneys, brick. Paint, three coats.

INTERIOR FINISH.—Three coats of plaster, with white hard finish throughout. Floors of kitchen, pantry, lobby, lavato y and bath room, maple; balance of house in hard pine. Finish is to be of selected white pine or poplar, of neat special design, finished natural.

ACCOMMODATIONS —Cellar under entire house, excepting sitting room and veranda, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. House sheathed on the outside with ⅞ inch matched sheathing and building paper. Sliding doors between reception room and dining room, and sitting room and dining room. Mantel in sitting room, Lobby entrance to kitchen, second floor or reception hall. Bedrooms have very spacious closets. Linen closets off hall on second floor. Attic floored for light purposes, reached through a scuttle in second floor hall. Windows and doors of good size and design.

COST.—Cost $2,400, with plumbing, heating and mantel. Price of working drawings, all details, specifications, etc , all in duplicate and license to build, $42.00.



DESIGN No. 364

Cost $2,250.

DESCRIPTION OF DESIGN No. 364.

GENERAL DIMENSIONS.—Length, 42 feet over veranda. Width 32 feet 6 inches over all. Height of stories, cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; 12 inches of ashlar above grade. First story, lap siding; second story, gables, dormers, roof, etc., dipped shingles. Chimneys, pressed brick. Paint, three coats.

INTERIOR FINISH.—Three coats of plaster, with white hard finish throughout. The floors of kitchen, pantry and bath room, maple; balance in hard pine. Finish is all to be of selected white pine or poplar of neat special design for principal rooms, finished natural.

ACCOMMODATIONS.—Cellar under entire house, with cemented floor, divided by wood partitions into the necessary rooms and coal bins. House sheathed on the outside with ⅞-inch matched sheathing and building paper. Sliding doors between living room and dining room. Alcove off living room. Linen closet off hall on second floor, furnished with cupboards and case of drawers. Sewing room on second floor may be used for alcove or child's room. Mantel in living room. Each bedroom has a large closet. Combination stairs from kitchen and hall to second floor. Attic floored for light purposes, reached through scuttle in hall on second floor.

COST.—Cost, $2,250, with plumbing, heating and mantel. Price of working drawings, details, specifications, etc., all in duplicate, and license to build, $42.00.

FIRST FLOOR PLAN. SECOND FLOOR PLAN.

DESIGN No. 365

Cost $4,800.

DESCRIPTION OF DESIGN No. 365.

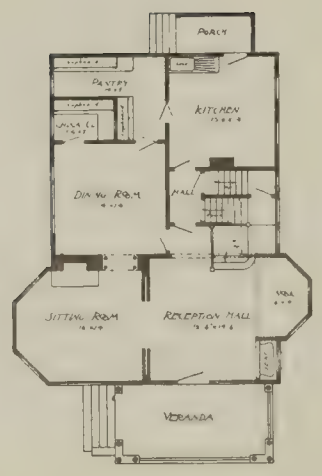
GENERAL DIMENSIONS.—Length, 55 feet 6 inches over reception room bay. Width, 41 feet 6 inches over all. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

EXTERIOR MATERIALS.—Foundation, stone; 24 inches of field stone above grade. Veranda of field stone. First story, lap siding; second and attic stories, gables, dormers, roof, etc., dipped shingles; chimneys, pressed brick; paint, three coats.

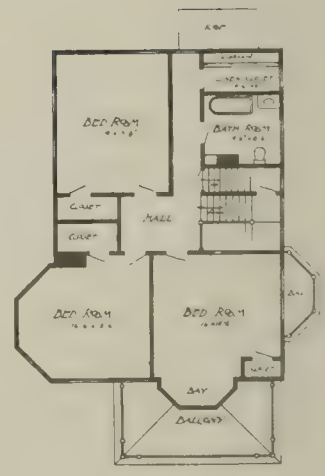
INTERIOR FINISH.—Three coats of plaster, with rough and hard finish in reception hall, den, rear hall, hall and dining room; balance of house white hard finish. Floors of reception hall, dining room, den, and vestibule, oak; floors of kitchen, pantry, rear hall, and bath room, maple; floors of balance of house hard pine. Finish in reception hall, vestibule, den and dining room, oak; finish of sitting room and reception room, sycamore; balance of house in pine or poplar, all to be finished natural. Coved ceilings in principal rooms on first floor. Paneled wainscoting in reception hall, den, dining room and vestibule.

ACCOMMODATIONS.—Cellar under entire house, with cemented floor divided by wood partitions into the necessary rooms and coal bins. House sheathed with ⅞-inch matched sheathing and building paper. Sliding doors between reception hall and sitting room and sitting room and dining room. Alcoves off reception room and two bedrooms. Lavatory under main stairs in reception hall. Fire-places in reception room, dining room and one bedroom. Rear hall with stairs from cellar to attic, accessible from all parts of the house, and outside. Large pantry, plenty of cupboard room and furnished with drawers, flour bins and Butler's sink. Each bedroom has a large closet. Two of the bed rooms have wash bowls in connection. Very large linen room, equipped with cupboards and drawers. Balcony over side porch. Attic floored, but unfinished, but there is room for several rooms. Windows and doors, of good size and design.

COST.—Estimated cost, $4,800, without plumbing, heating or mantels. Price of working drawings, details, specifications, all in duplicate, and license to build, $75.00.



·FIRST·FLOR PLAN·



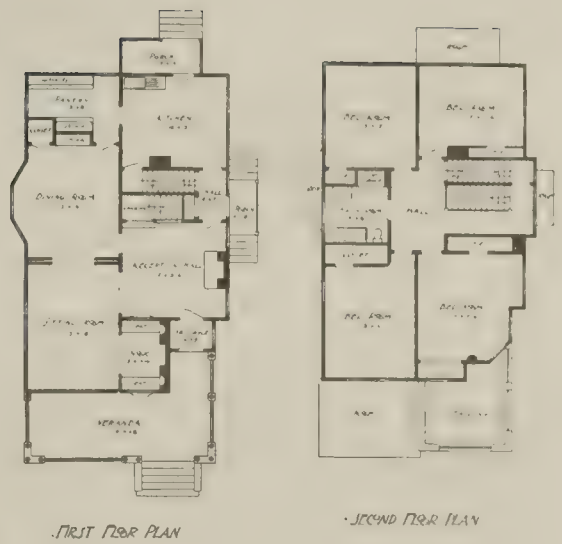
·SECOND·FLOR·PLAN·

DESIGN No. 408

Cost $3,800.

DESCRIPTION OF DESIGN No. 408.

The general dimensions of this dwelling are as follows: Length over veranda, 52 feet; width over bays, 38 feet; cellar, 7 feet in the clear; first story, 9 feet; second story, 8 feet 6 inches. Foundation of stone, three courses of 10-inch ashlar above grade. Cellar under entire building, with cement floor, plastered ceiling and brick division wall divided into furnace and coal rooms, large laundry and two vegetable and store cellars; also water closet in basement. Laundry has wash trays and slop sink to which hot and cold water are connected. For first floor arrangement see plan. Take notice of the pretty seat and nook in reception hall, also arrangement of combination stairway. Main run starting from reception hall with pretty newals and rails and so arranged to be tastefully decorated with draperies, which can be arranged to shut off any draft that may be felt in cold weather and which makes the present reception hall with stairs leading therefrom so uncomfortable in winter. Sliding doors between reception hall and sitting room, and a pretty column archway between sitting room and dining room—another opportunity for the draper to display his skill. The dining room has a pretty window arrangement and is of good size. China closet or butler's pantry and kitchen pantry are to the rear of dining room and to the left of kitchen. double swinging doors between all. The cupboard arrangement and capacity is good in the pantries; cellar entrance and rear stairway lead from hall. Outside cellar entrance can be easily made at landing. A large veranda and rear porch are features that please. Second floor has three very large bedrooms, with closets in all, and a well appointed bath room and linen closet. Four large bedrooms, with closets and bath room, can be easily arranged in this plan if desired. The attic is well floored, plastered, and has a servant's room finished off. Bath room has all fixtures and open work plumbing. The building is well built, being sheathed with ⅞-inch matched sheathing and building paper, and covered with narrow lap siding on side walls and black slate roof. All work detailed; chimneys are of pressed brick, and outside painted with pure lead and oil paints, three-coat work. The plastering is in three-coat work, with white hard finish throughout, excepting reception hall and dining room, which have the rough finish. Cove ceilings in reception hall, sitting room and dining room, with detailed cornice and picture mould; quartered white oak finish in reception hall, stairs and dining room, and also oak floors in the same with parquet borders; sitting room finished in select cherry; balance of building finished in yellow pine throughout; finished natural three-coat work, excepting two front bedrooms, which are finished in enamel, slightly tinted. Paneled wainscoting in dining room. All hardwood finished natural, four-coat work, and rubbed to a dull finish. Kitchen pantry, hall, cellarway and bath room are wainscoted and have maple floors; lighting by gas and heated by furnace. Cost, complete, $3,800. Price of working drawings, specifications, etc., all in duplicate, all details and license to build, $65.00.

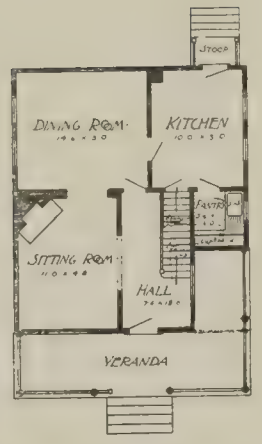


DESIGN No. 409

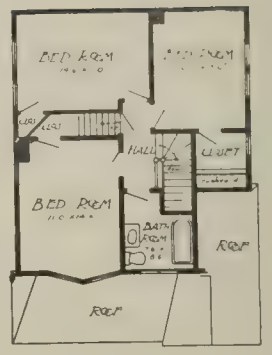
Cost $3,500.

DESCRIPTION OF DESIGN No. 409.

This is a design that fills many a popular demand. It combines such features as a vestibule, front entrance, nook, fire-place and mantels, front and rear stairs, combination china closet and sideboard, an extra side entrance, lavatory on first floor, plenty of porch and closet room. Are these not all your wants you wish to embody in a design? If you do not like the elevation, and remember any elevation, and like the plan, the former can easily be changed to conform with ideas, or vice versa, or if you wish to add a room or two more. Remember this, as it applies to any of our designs. The general dimensions are: Length over veranda, 56 feet; width over bay and side porch, 36 feet; cellar, 7 feet in the clear; first story, 9 feet; second story, 8 feet 6 inches. The foundation is of stone, with cellar under entire building, divided into numerous rooms by brick division walls. The ashlars are of 9-inch courses above grade and in porch work; front steps of stone; sheathing is of ⅞-inch matched sheathing and building paper, covered on walls with narrow siding, and roof of black slate; painting is done with pure lead and oil paint, three-coat work; chimneys of pressed brick. As we have called attention to many of the pleasing features of this design, we refer you to the plans. The fire-place in nook off sitting room is for a gas log. The stairway is another one such as described in previous design, easily draped and closed off in cold weather by the draperies. Now as to finish. The vestibules, main rooms on first floor and stairs are finished in quartered white oak, cherry and quartered sycamore, all in four coat work and rubbed to take off the gloss. The balance of dwelling is finished in natural yellow pine throughout, three-coat work. Cellar ceiling is plastered and has cement floor; water closet in same; laundry has all necessary fixtures fitted for hot and cold water; hot air furnace to heat all rooms; plastering throughout in three-coat work. Cove ceilings in three main rooms on first floor; picture mould in all rooms. All parts of finish, different features and china closet nicely detailed. All doors and windows of good size and design, and of same finish as in their respective rooms. Front vestibule and side doors of quartered white oak. Glazed with beveled plate glass. Bath room has linen cupboard, with drawers and cupboards, all fixtures and open plumbing work. All fixtures are fitted with hot and cold water; all bedrooms have large closets; attic over entire building, nicely floored. Cost, $3,500, complete. Price of working drawings, specifications, etc., all in duplicate, all details and license to build, $65.00.



·FIRST FLOOR PLAN·



·SECOND FLOOR PLAN·

DESIGN No. 419
Cost $1,600

DESCRIPTION OF DESIGN No. 419.

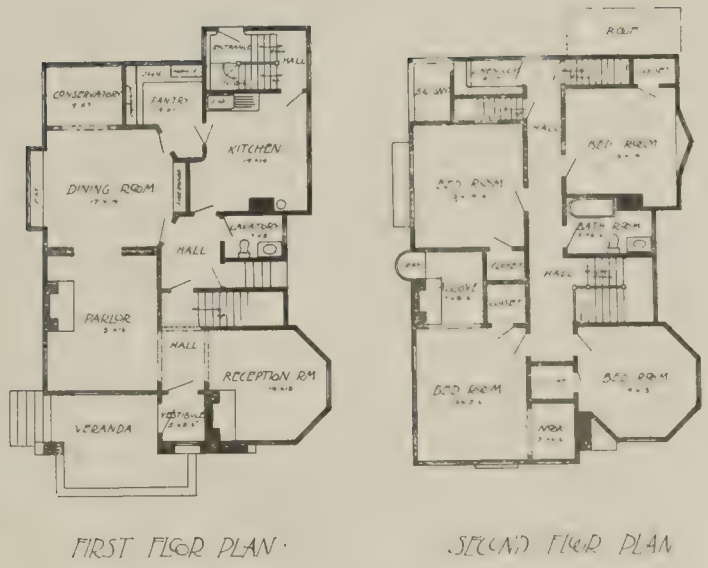
GENERAL DIMENSIONS. Length, 36 feet 6 inches over front porch; width, 26 feet. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 4 inches.

EXTERIOR MATERIALS. Foundation, stone; three courses of 8-inch ashlar above grade. Whole house sheathed with 7/8-inch matched sheathing and building paper and covered with lap siding; dipped shingles. Chimneys of pressed brick and entire building painted, two-coat work with pure lead and oil paint.

INTERIOR FINISH.—Two coats of plaster with white hard finish throughout. Floors of hall and dining room to be of oak. Kitchen, pantry and bath room of maple. Hall, staircase, sitting room and dining room finished with selected oak. Balance of house in yellow pine. All finish is to be detailed and finished natural with three-coat work; hardwood floors the same. Kitchen, pantry and bath room wainscoted 4 feet high; picture moulds in halls, sitting room and dining room; pantry has all the necessary cupboards while kitchen sink with hot and cold water is placed in the same. Windows and doors of good size and designs; front door of quartered white oak, glazed with American beveled plate glass.

ACCOMMODATIONS.—Cellar under entire house with cement floor, divided into the necessary rooms, such as furnace, coal rooms and vegetable cellar. Fire-place and mantel are shown in the sitting room. Sliding doors between sitting room and dining room. Cellar entrance from kitchen under main stairs. Linen closets with drawers and cupboards on the second floor. All the necessary fixtures are set in the bath room. Hot and cold water accommodations throughout the house. Attic over entire building, reached by stairs out of back hall.

COST.—Contract cost, $1,600 complete. Price of working drawings, specifications, etc., all in duplicate, all details and license to build, $30.00.



FIRST FLOOR PLAN. SECOND FLOOR PLAN

DESIGN No. 433

Cost $4,000.

DESCRIPTION OF DESIGN No. 433.

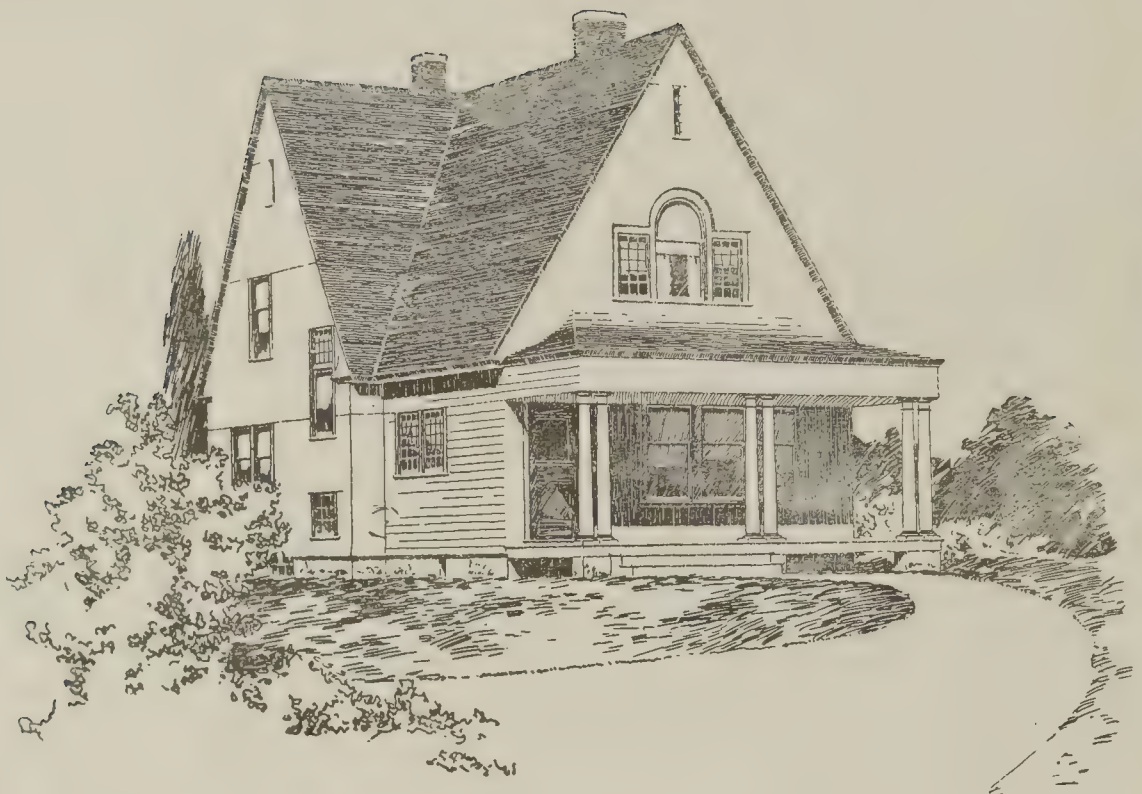
GENERAL DIMENSIONS.—Length of veranda, 56 feet; width over all, 36 feet. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

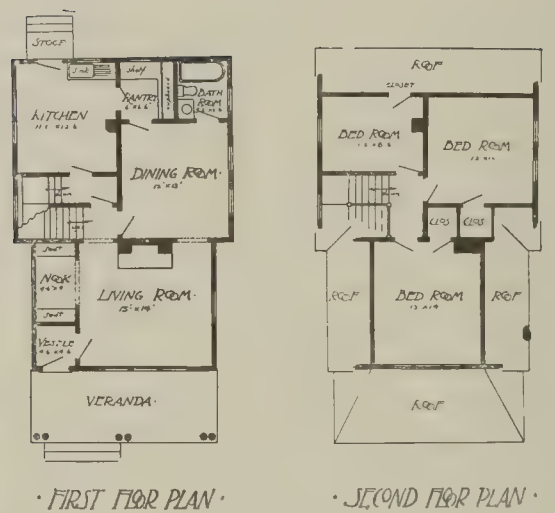
EXTERIOR MATERIALS.—Foundation of stone laid in broken courses as shown; chimneys, veranda work, etc., constructed in the same way, whole house sheathed with ⅞-inch matched sheathing and building paper and covered with ½-inch lap siding on first and second stories, gable and trim of dipped shingles; roof of black slate; body painted with three coats of pure lead and oil paint.

INTERIOR FINISH.—Three coats of plaster, with white hard finish throughout. Floors of front hall, reception room, dining room and conservatory to be of quartered white oak with parquet borders. Floors in rear hall, pantry, kitchen, lavatory and bath room to be of No. 1 maple. Vestibule to have tile floor and wainscoting; balance of walls and ceilings in same to be finished with Lincrusta Walton. Hall, reception room, staircase and parlor finished in selected cherry; dining room and conservatory in quartered white oak; front bedroom with alcove and nook finished in quartered sycamore; other front bedroom finished in birdseye maple; balance of dwelling finished throughout in Georgia pine. All finish is to be especially detailed; the arch, spindle work, staircase, etc., being especial studies in themselves; all work is finished natural, the hardwood floors included, in four coat work and rubbed. All yellow pine finished natural in three-coat work. The front hall, reception room and conservatory wainscoted in panels 4 feet high. Dining room has chair rail. Other halls on first floor, pantry, kitchen, lavatory, cellar way, rear stairs, linen closet, bath room and attic stairway wainscoted 4 feet high. Picture moulds throughout all the main rooms on first and second floors. Fire-places in reception room, parlor and alcove; sideboard and seat in dining room; linen closet on second floor off rear hall with the necessary cupboards, drawers and shelving; front, rear, and attic stairs, closets on all bedrooms as shown; attic over entire building reached by stairs adjoining linen closet. Windows and doors all of good size and design; front door and vestibule finished in quartered white oak; front and vestibule doors glazed with American beveled plate glass; all windows in main rooms glazed with American plate glass; all other windows with selected double strength American glass.

ACCOMMODATIONS.—Cellar under entire building, divided into the necessary rooms, such as vegetable and fruit cellar, laundry, furnace room and coal bins. Laundry fitted out complete with wash trays, sink and servant's closet. Building heated by hot air furnace, hot and cold water accommodations throughout. All the necessary appointments to make a dwelling complete in every respect will be found in this one.

COST.—Contract cost complete $4,000. Price of working drawings, specifications, etc., all in duplicate, all details and license to build, $50.00.





· FIRST FLOOR PLAN · · SECOND FLOOR PLAN ·

DESIGN No. 448

Cost $1,600.

DESCRIPTION OF DESIGN No. 448.

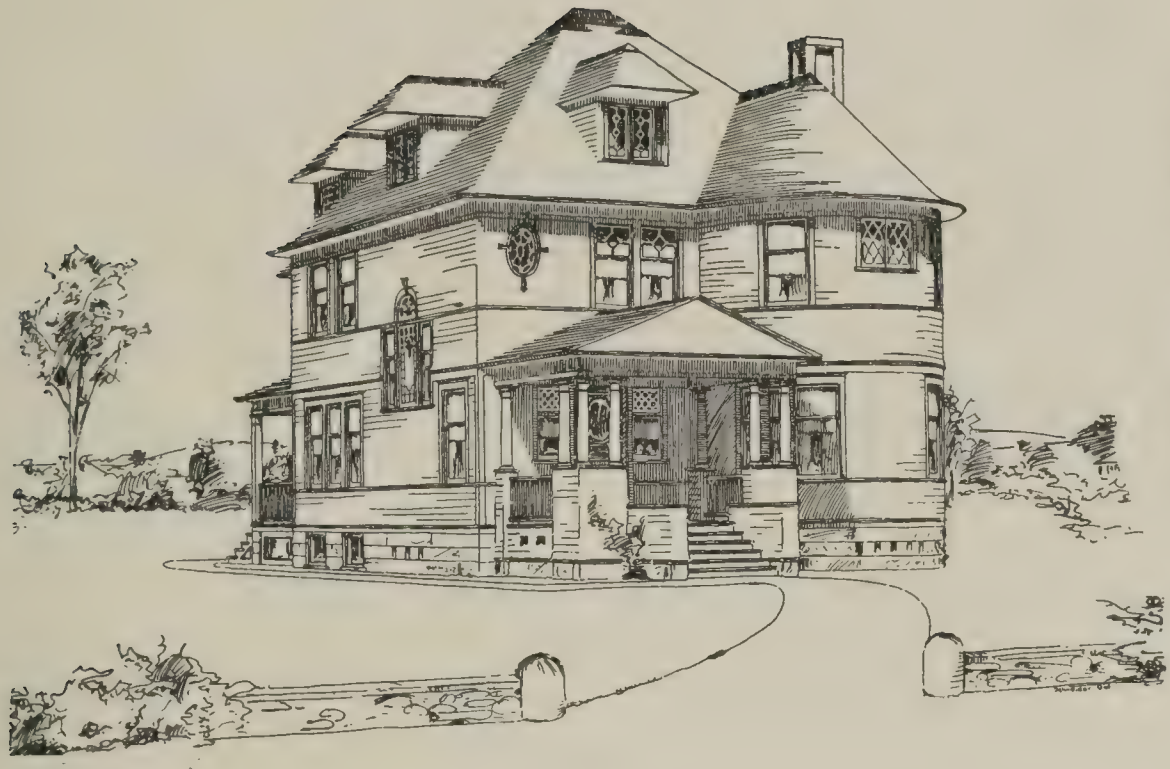
GENERAL DIMENSIONS.—Length, 44 feet over all; width, 25 feet. Height of stories: cellar, 6 feet 8 inches; first story, 8 feet 10 inches; second story, 8 feet 4 inches.

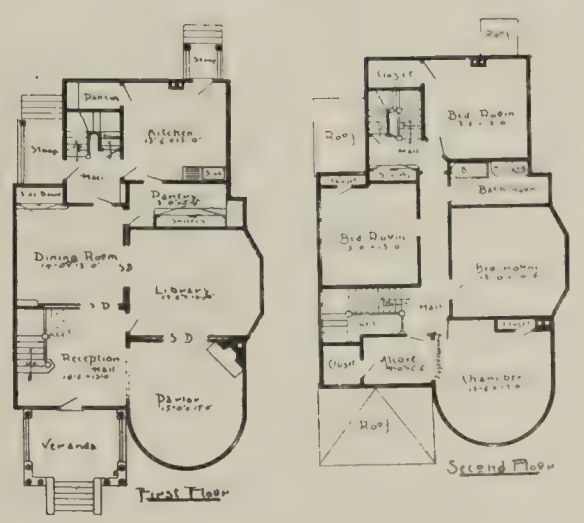
EXTERIOR MATERIALS.—Foundation, stone; one course of 12-inch ashlar above grade. Cellar under rear portion of building, that is kitchen, dining room, pantry and bath room, cemented throughout and having the necessary coal bins with ample room for furnace and for storage purposes; ash-pit under fire-place; whole house sheathed with ⅞-inch matched sheathing and covered with ½-inch lap siding and dipped shingle roof, painted in two-coat work with pure lead and oil paint.

INTERIOR FINISH.—Two coats of plaster, with hard finish throughout. Vestibule floored with quartered white oak flooring and parquet border. Dining room with white oak flooring; kitchen, pantry and bath room floored with No. 1 maple. Same rooms with cellarway wainscoted 4 feet high. All inside finish to be of yellow pine, finished natural in three-coat work. All parts to be especially detailed. Archway and spindle work between nook and living room; all oak floors are finished natural; picture moulds in main rooms throughout. Windows and doors of good size and design; front door of quarted white oak and both front and vestibule doors glazed with American beveled plate glass.

ACCOMMODATIONS.—Fire-place in living room; nook with seats to the left of living room, seats having lids to raise for storage purposes. Bath room, with all the necesssary fixtures and hot and cold water, to the rear of dining room; building heated with hot-air furnace; closets off all bedrooms. In conclusion, would say that many intending builders who are limited in means would often choose very wisely in selecting a plan of this kind. We show a number in this publication that are well built, substantial houses. While they very often do not afford quite as much room as a cheap built house, still the comforts are far in advance by having the same warm and fully appointed with all the conveniences now in use.

COST.—Contract cost, $1,600, complete. Price of working drawings, specifications, etc., all in duplicate, all details, and license to build, $30.00.





DESIGN No. 322

Cost $3,400.

DESCRIPTION OF DESIGN No. 322.

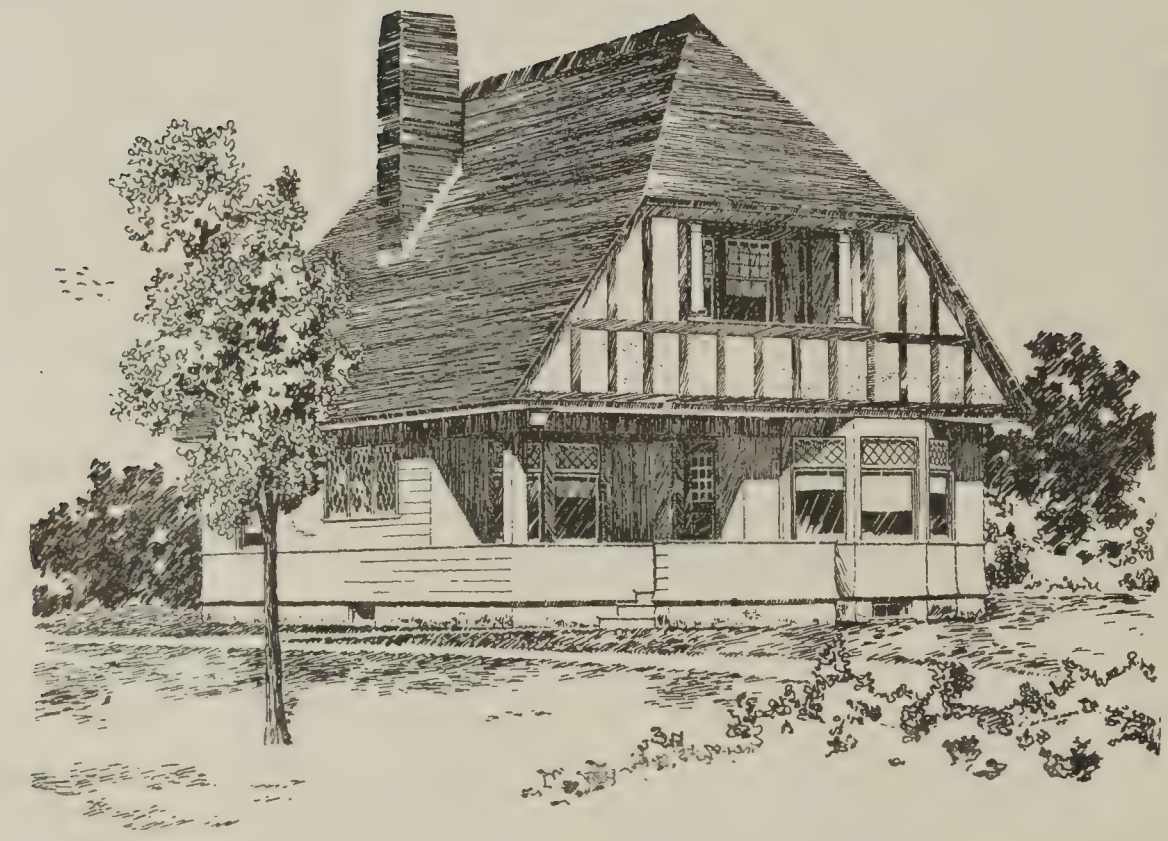
GENERAL DIMENSIONS.—Length, 54 feet over veranda; width, 33 feet 6 inches over library bay. Heights of stories: cellar, 7 feet; first story, 9 feet 2 inches; second story, 8 feet 4 inches.

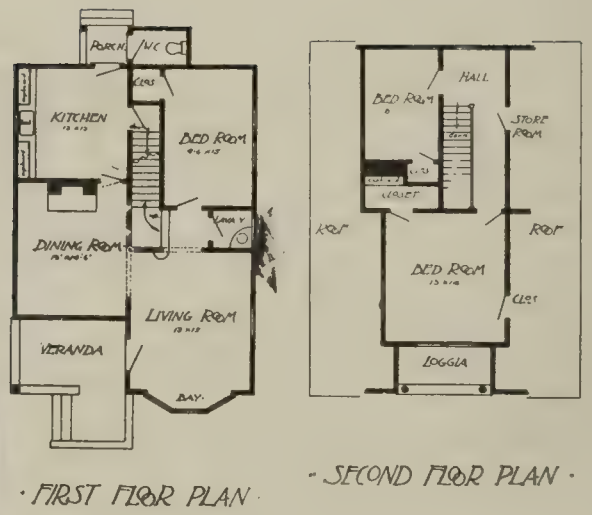
EXTERIOR MATERIALS.—Foundation, stone; three courses of 10-inch ashlar above grade; first and second stories, dormers, etc., lap siding; roof, slate; chimneys, pressed brick; paint, three coats.

INTERIOR FINISH.—Three coats of plaster, with white hard finish except in reception hall, dining room, and hall of second floor, same to have rough hard finish. Floors of reception hall and dining room of oak; floors of kitchen, pantry, rear hall, pan closet, and bath room of maple, balance of hard pine. Finish in parlor, library, reception hall with staircase, and dining room in oak, and of detailed design. Balance of house in white pine or poplar, of good design, finished naturally, three-coat work. Hardwood finish and floors finished in three or four coat work.

ACCOMMODATIONS.—Cellar under whole of house, except under reception hall and parlor, with cemented floor, and divided by wood partitions into furnace room, vegetable cellar, laundry, coal bins, etc. House sheated on the outside with ⅞-inch matched sheathing. Mantel in parlor. Double sliding doors between parlor and library, and library and dining room Wide arch between reception hall and parlor. Rear hall and stairs in a very handy place. Pan closet off kitchen. Sideboard built in dining room, Neat staircase in reception hall. Alcove off front chamber. Large linen cupboard off rear hall on second floor. Windows and doors of good size and design. Good sized attic, unfinished.

COST.—Cost $3,400, complete. Price of working drawings, all details, specifications, etc., all in duplicates and license to build- $45.00.





FIRST FLOOR PLAN

SECOND FLOOR PLAN

DESIGN No. 449

Cost $1,450.

DESCRIPTION OF DESIGN No. 449.

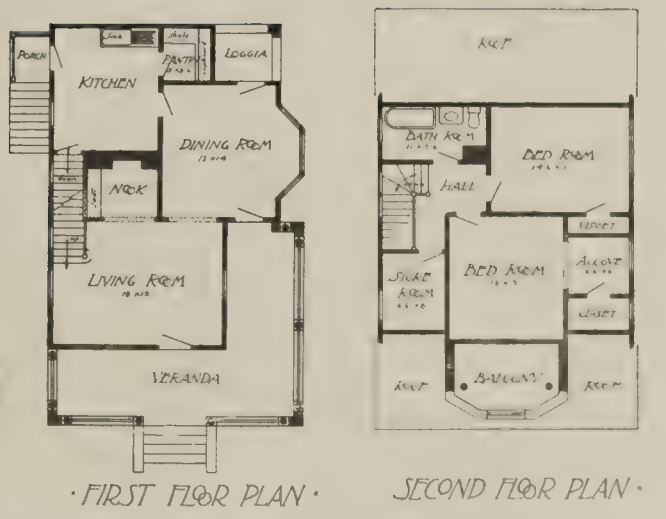
GENERAL DIMENSIONS.—Length, 42 feet; width, 26 feet 6 inches. Height of stories: Cellar, 6 feet 8 inches; first story, 8 feet 10 inches; second story, 8 feet 4 inches.

EXTERIOR MATERIALS.—Foundation, stone; one course of 12-inch ashlar above grade. Cellar under rear half of building, cemented throughout, having the necessary coal bins and room for furnace and storage purposes; whole house sheathed with 7/8-inch matched sheathing and building paper, and covered with ½-inch lap siding. Cement panels and dipped shingle roof. Chimneys of pressed brick. Building painted in two-coat work with pure lead and oil.

INTERIOR FINISH.—Two coats of plaster with white hard finish throughout. Floor of dining room to be of white oak. Kitchen and lavatory floors to be of No. 1 maple. Building finished throughout in yellow pine. All finish is to be detailed and with oak floors finished natural in three-coat work; chair rail in dining room. Kitchen, lavatory, and cellar way wainscoted 4 feet high. Windows and doors of good size and designs. Front door of quartered white oak glazed with American beveled plate glass.

ACCOMMODATIONS.—Sizes of all rooms as shown on plans; entrance is had directly into the living room which has front bay windows. Dining room to the left with open fire-place; stairway leads out of the living room to the second floor; lavatory convenient both to living room and bed room on first floor. Kitchen has wall cupboards for pantry purposes built in the same. This feature is becoming a very popular idea where the housewife is obliged to do her own work. Entrance to cellar under main stairs from kitchen. Water closet off rear porch. Bedrooms are shown with ample closets, also closet for storage purposes under roof. Dwelling is heated by hot air furnace, and has hot and cold water accommodations, with the necessary fixtures.

COST.—Contract cost, $1,450, complete. Price of workings drawings, specifications, etc., all in duplicate, all details and license to build, $30.00.



·FIRST FLOOR PLAN· ·SECOND FLOOR PLAN·

DESIGN No. 450

Cost $1,700.

DESCRIPTION OF DESIGN No. 450.

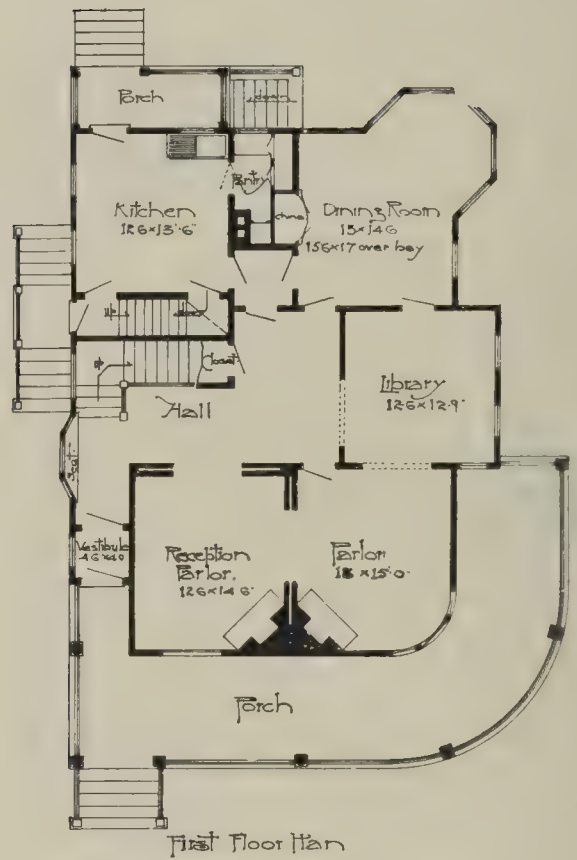
GENERAL DIMENSIONS.—Length, 43 feet; width over side porch, 33 feet. Height of stories: Cellar, 7 feet; first story, 9 feet second story, 8 feet 4 inches.

EXTERIOR MATERIALS.—Foundation, stone; laid in broken courses. Cellar under the whole building, divided into furnace and coal room, vegetable and storage cellar, with cement floor throughout. Whole house is sheathed with $\frac{7}{8}$-inch matched sheathing and building paper and covered with $\frac{1}{2}$-inch lap siding. Dipped shingles for gables, dormers, and roof. Chimneys of pressed brick. Building painted in two-coat work with pure lead and oil paint.

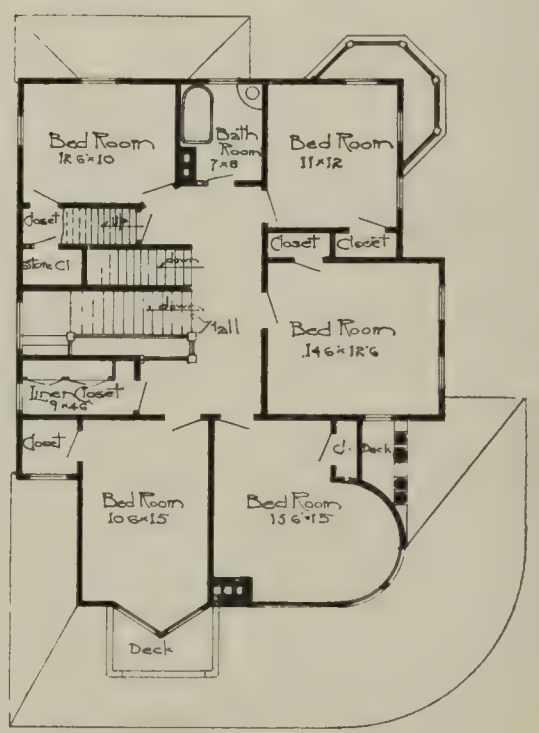
INTERIOR FINISH.—Two coats of plaster with white hard finish throughout. Floors of living room, nook and dining room of white oak. Kitchen, pantry and bath room of maple. Interior finish throughout is of yellow pine, especially detailed and all finished natural including oak floors in three-coat work. Chair rail in dining room; picture moulds in living room and dining room. Kitchen, pantry and bath room wainscoted 4 feet high. Windows and doors all of good size and designs. Front and dining room doors are of quartered white oak, glazed with American beveled plate glass.

ACCOMMODATIONS.—Sizes of all rooms and location of closets, etc., as shown on plans. Entrance is had into the living room or dining room from veranda. Nook with seat and fire place to the rear of living room. Fire-place of ample size to burn cord wood. Main stairs leading to second floor, from living room; dining room to the rear and right of the main room. Entrance to kitchen is conveniently had from the dining room. Loggia is shown opening from the dining room and giving a rear view from the building. Kitchen has outside entrance and entrance to cellar under main stairs. Bath room on second floor has all necessary fixtures and the building has hot and cold water accommodations throughout. Bedrooms have the necessary closets. Front bedroom having alcove and also balcony. Store room to the left of front bedroom suitable for storage of trunks, etc., or can be utilized for children's room if necessary. Building is heated by hot air furnace. This is one of our popular low priced cottages for either city, sea shore or country.

COST.—Contract cost, $1,700, complete. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $32.00.



First Floor Plan



DESCRIPTION OF DESIGN No. 737.

Cost $5,100.

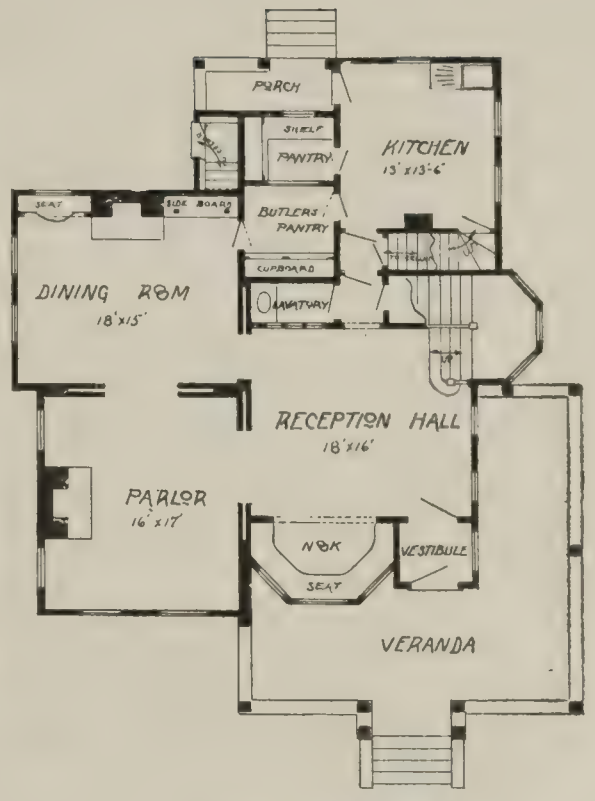
General Dimensions.—Length, 59 feet over porches; width, 47 feet over porches. Height of stories: cellar, 7 feet; first story, 9 feet 2 inches; second story, 8 feet 6 inches.

Exterior Materials.—Foundation, stone: three courses of 10-inch ashlar above grade. Cellar under the entire building, divided by brick walls and wood partitions into vegetable, and storage cellars, furnace, coal room, and laundry. Entire building to be sheathed with ⅞-inch matched sheathing and building paper, and covered with ½-inch lap siding. Chimney of pressed brick. Black slate roof. All exterior work painted with three good coats of paint.

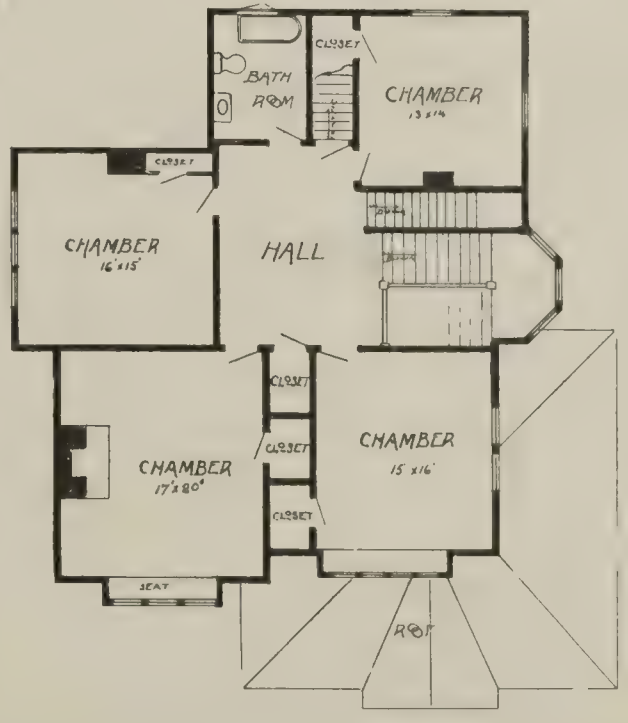
Interior Finish.—Three coats of plaster with white hard finish throughout, including basement, ceiling and third floor. Double floors throughout the entire building. All floors on the first floor with the exception of kitchen and pantry are of quartered white oak with 20-inch borders. Floors of kitchen, pantry and bath room of No. 1 white maple, balance of floors of pine. Finish in vestibule, hall and dining room of quartered white oak. Reception parlor and parlor in white enamel. Library of birch, stained antique mahogany. Second floor chambers are of flat white. Balance of house throughout of yellow pine.

Accommodations.—Size of all rooms and location of closets, etc., as shown on plans. Hot and cold water service complete in all details. Building is heated with hot air furnace.

Cost.—Cost $5,100, complete. Price of working drawings, all details specifications, etc., all in duplicate and license to build, $65.00.



FIRST FLOR PLAN



SECOND FLOR PLAN

DESCRIPTION OF DESIGN No. 738.

Cost $4,500.

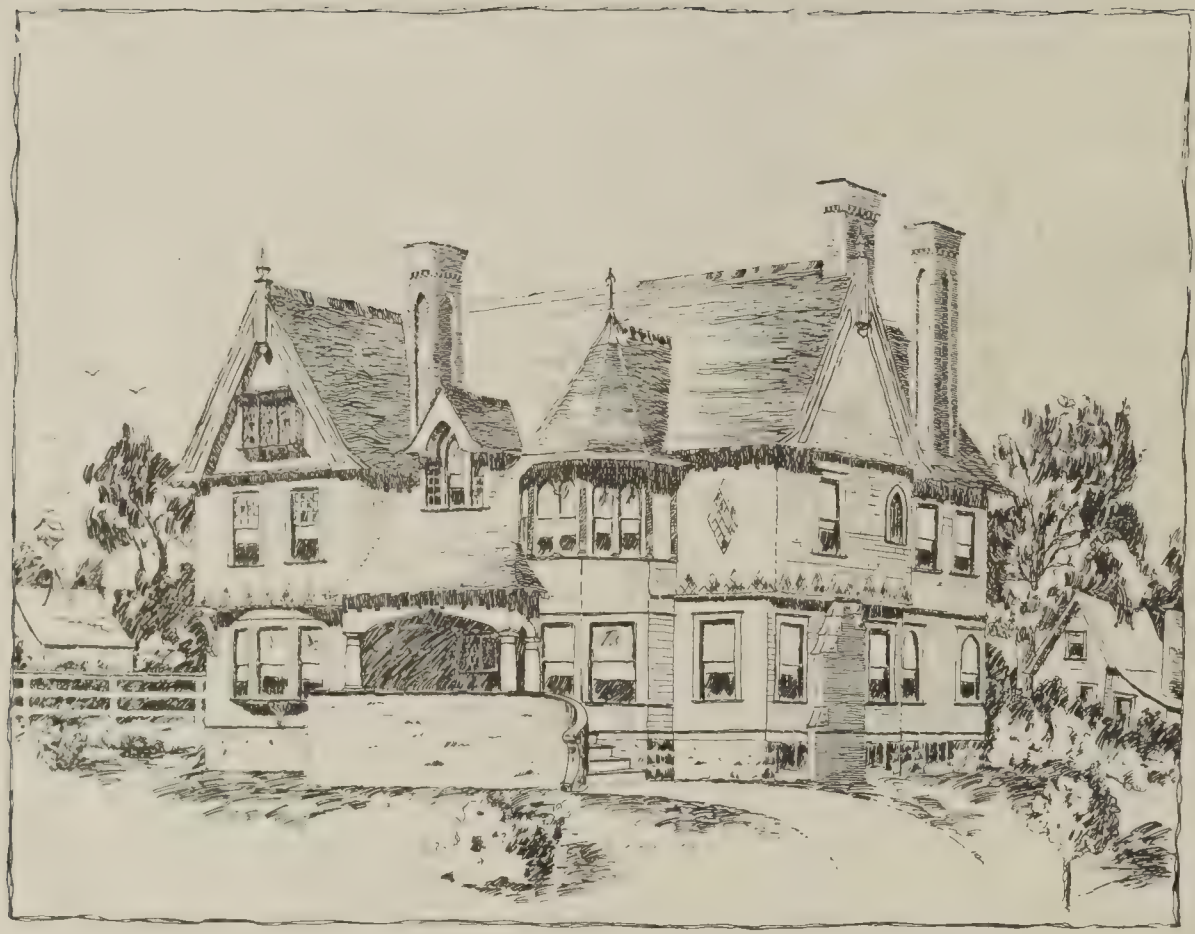
General Dimensions.—Length, 49 feet over veranda; width, 47 feet 6 inches. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

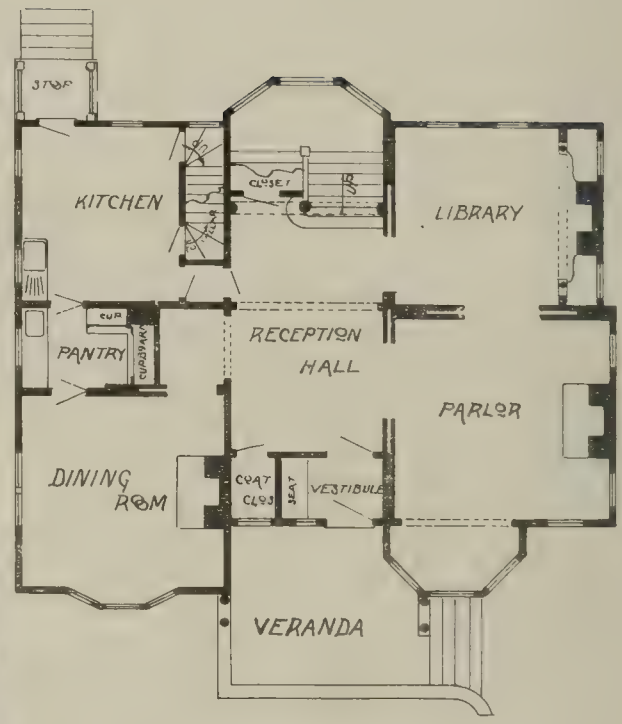
Exterior Materials.—Foundation, stone; three courses of 10-inch ashlar above grade. Whole house sheathed with ⅞-inch matched sheathing and building paper, and covered as follows: first story, with ½-inch lap siding; second story, gables, dormers, etc., with dipped shingles. Roof covered with black slate. All outside work painted with three coats of good paint. Chimneys of pressed brick.

Interior Finish.—Three coats of plaster with white hard finish throughout. Double floors throughout entire building. All first floors with exception of kitchen and pantry are of select quartered white oak with 20-inch borders. Oak floors also in bath room, upper hall and four main chambers. Kitchen and pantry floored with No. 1 maple. Vestibule, reception hall, stairs and dining room are finished in flemish oak. All interior work detailed. Dining room side walls paneled to within 18 inches of the ceiling. Reception hall and vestibule have paneled wainscoting 5 feet high. Parlor and library are finished in birch, stained antique mahogany. Rooms on second floor with the exception of bath room are to be finished in lighter woods either in white enamel, stained or natural finish. Bath room is to be of oak.

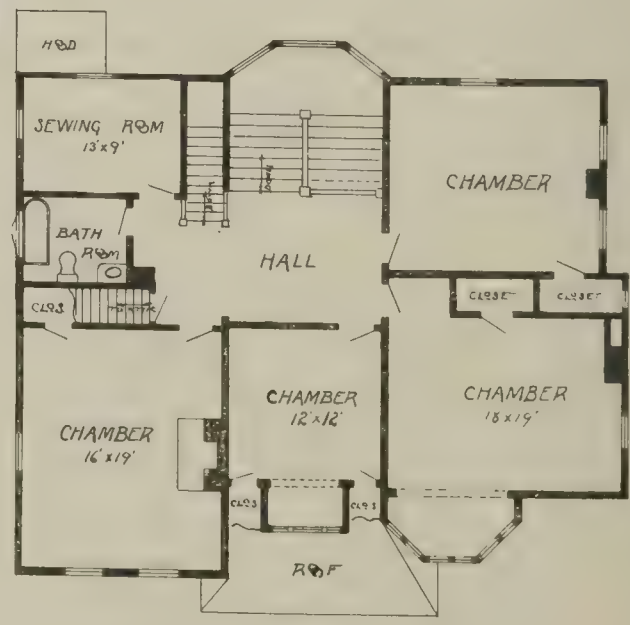
Accommodations.—Entering the building from the front door through vestibule, you arrive in a hall 12 x 20 feet amply lighted from stair windows in the rear. To the right are the parlor and library, parlor is 16 x 17 feet. Library has inglenook with fire-place and seats and is 14 x 16 feet in size. Dining room and kitchen are to the left of hall as you enter. Dining room is 15 x 16 feet, well lighted and convenient to kitchen through pantry as shown on plans. Kitchen is 12 feet 6 inches by 14 feet well separated from the other living rooms. All rooms on second floor are well lighted and have ample closets. Size as given on plans. Chamber over the library 14 x 16 feet. Basement fitted out with laundry, vegetable and storage cellar, furnace and coal room. Building heated with hot air furnace. Hot and cold water accommodations throughout.

Cost.—Cost complete, $4,500. Price of working drawings, all details specifications, etc., all in duplicate and license to build, $65.00.





FIRST FLOR PLAN



SECOND FLOR PLAN

DESCRIPTION OF DESIGN No. 739.

Cost $4,400.

General Dimensions.—Length, 55 feet over veranda; width, 46 feet 6 inches over veranda. Height of stories: cellar, 7 feet; first story, 9 feet 2 inches; second story, 8 feet 6 inches.

Exterior Materials.—Foundation, stone; three courses of 10-inch ashlar above grade. Building sheathed with ⅞-inch matched sheathing and building paper and covered as follows: first story with ½-inch lap siding, second story, gables, dormers, etc., are of cement and half timber work. Roof of black slate. Chimneys, pressed brick. Building is painted on outside as follows: all siding etc., three coats of good paint; timber work is stained to an antique oak and finished in that manner.

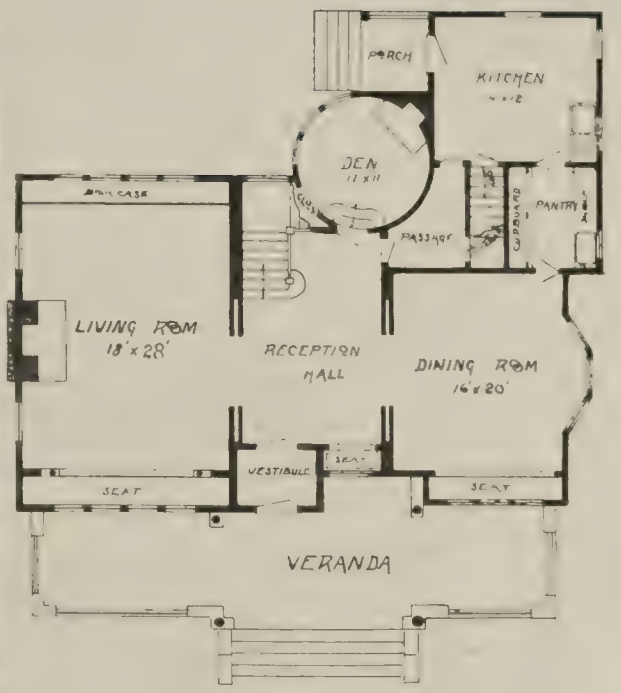
Interior Finish.—Three coats of plaster with white hard finish throughout. Building has double floors on first and second stories. Floors of bath room, upper hall and entire first floor, with exception of kitchen and pantry are to be of select quartered white oak with 20-inch borders. Kitchen and pantry floored with No. 1 maple. Balance of building floored with soft pine flooring. Reception hall, including nook and vestibule and dining room, finished in quartered white oak, stained to suit owner. Parlor is finished in birch stained to antique mahogany. Vestibule, reception hall, and dining room have paneled wainscoting 5 feet high. Balance of building finished in soft wood either in natural or stained as owner directs. Picture moulds etc., throughout.

Accommodations.—Cellar under entire building, divided by brick walls and wood partitions into vegetable and storage cellar, laundry, furnace and coal room. Sizes of all rooms, location of closets, as shown on plans.

We call special attention to many pretty features in the way of seats, nooks, sideboard and stairway.

Hot and cold water throughout. Building is heated by hot air furnace. Numerous mantels and fire-places are shown. Servants' room on third floor.

Cost.—Cost, $4,400, complete. Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, $65.00.



FIRST FLOR PLAN

DESCRIPTION OF DESIGN No. 740.

Cost $4,700.

General Dimensions.—Length over veranda, 52 feet; width, 51 feet. Height of stories: cellar, 7 feet; first story, 9 feet 2 inches; second story, 8 feet 6 inches.

Exterior Material.—Foundation, stone; three courses 10-inch ashlar above grade. Building sheathed with ⅞-inch matched sheathing and building paper and covered as follows: first story with ½-inch lap siding, second story, gables, dormers, etc., are of cement and half timber work. Roof of black slate. Chimneys, pressed brick. Building is painted on outside as follows: all siding, etc., three coats of good paint; timber work is stained to an antique oak and finished in that manner.

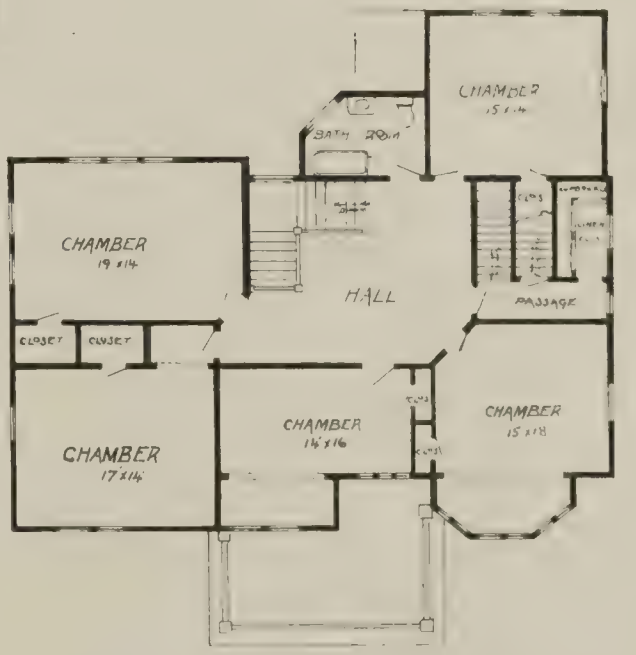
Interior Finish.—Three coats of plaster. Building is double floor throughout. Floors of bath room, upper hall, passage, linen closet and chambers and entire first floor with exception of kitchen are of quartered white oak with 20-inch borders. Kitchen floored with No. 1 maple. Balance of building floored with soft pine flooring. Vestibule, reception hall, stairs, living room, and dining room finished in oak; living room and dining room are finished in light antique. Reception hall and stairs in flemish oak. Den off reception hall in antique mahogany. All chambers on second floor finished in soft wood either natural or stained as owner directs. Kitchen, pantry, etc. finished in yellow pine.

Accommodations.—Cellar under entire building divided by brick walls and wood partitions into vegetable and storage cellar, laundry, furnace and coal rooms.

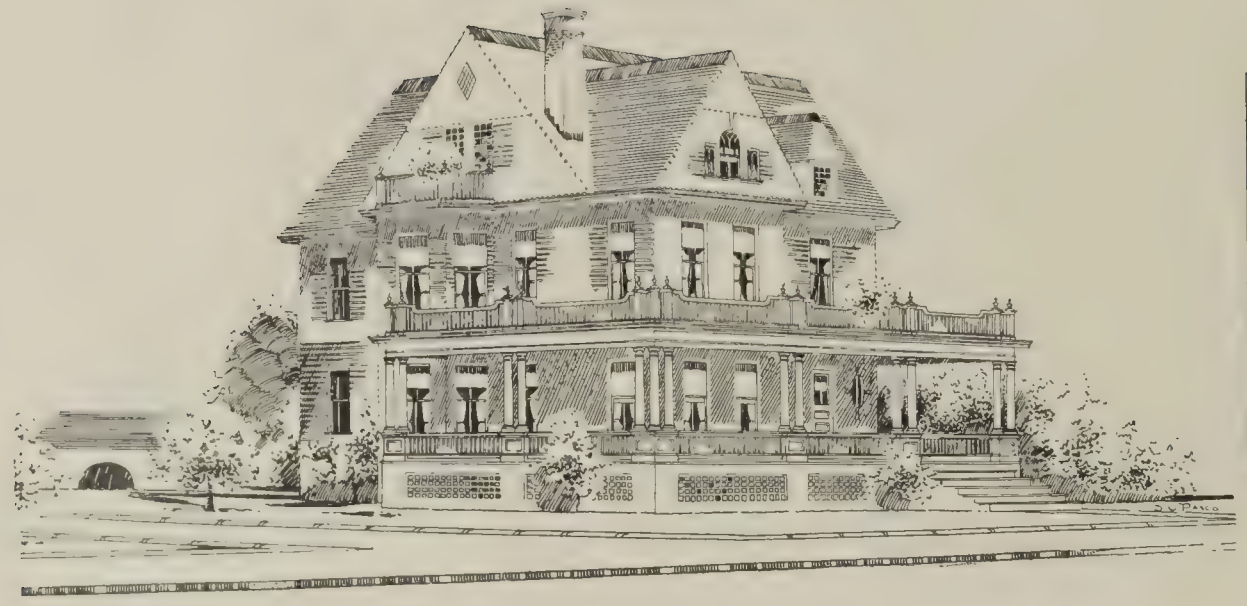
Sizes of all rooms and location of closets, fixtures, etc., as shown on plans. This design has also a great many special features, to which we call intending builders attention. Seats are shown in living room, reception hall and dining room, covers of which raise and are available for storage purposes. A book case extending the entire width of living room at the rear is shown on plans. This book case is 5 feet high with glass doors, adjustable shelves, and drawers at the bottom; above book case are a series of leaded glass windows in a light design. Note the den to the rear of reception hall which is of ample size and well lighted, can be used as a smoking room, sewing room, nursery, etc.

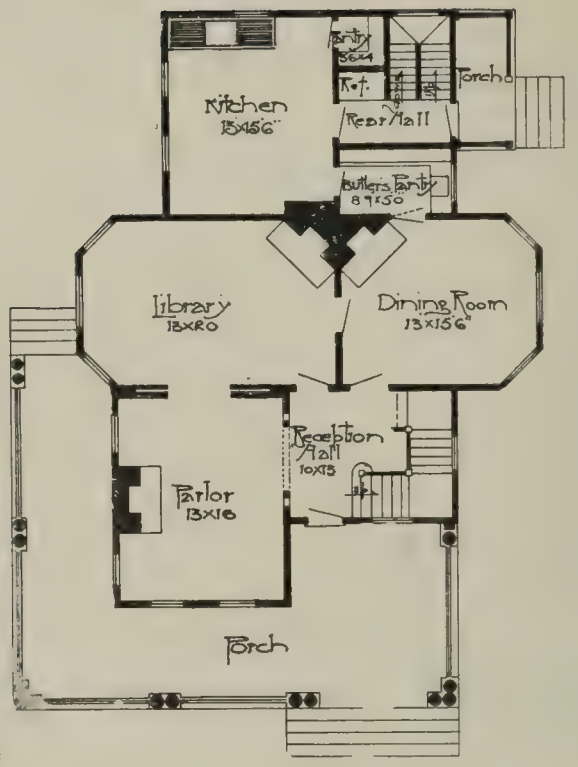
Rear stairs from kitchen lead you to a passage on the second floor out of which you enter the hall or continue to the third floor where servants quarters are arranged. The door between hall and passage is a valuable feature compelling servants to remain out of the second story of the building when required. Hot and cold water arrangements throughout the entire building. Building is heated with hot air furnace.

Cost.—Cost $4,500, complete. Price of working drawings, all details, specifications, etc., all in duplicate and license to build, $55.00.



· · · SECOND · · FLOR · · PLAN · · ·





First Floor Plan

DESCRIPTION OF DESIGN No. 741.

Cost $3,600.

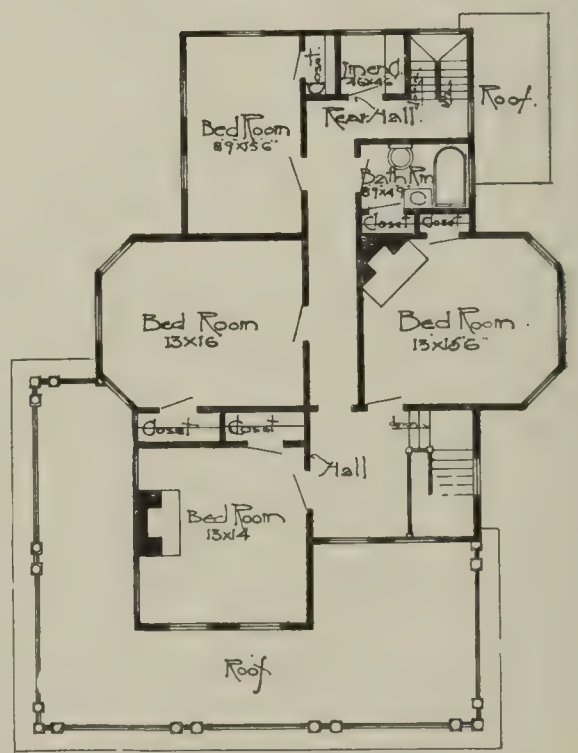
General Dimensions.—Length, 55 feet over porches; width, 42 feet over porches. Height of stories: cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches.

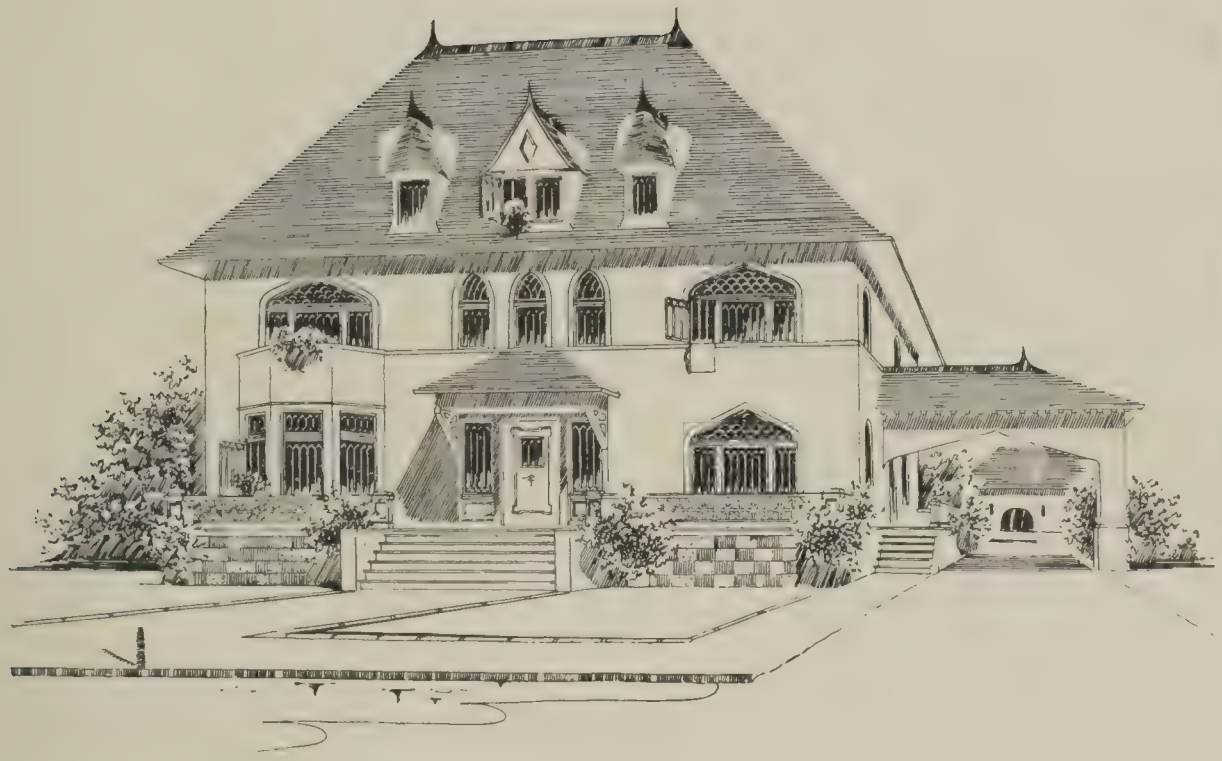
Exterior Materials.—Foundation, stone; four courses 9-inch ashlar above grade. Whole house sheathed with ⅞-inch matched sheathing and building paper, and covered with ½-inch lap siding. Black slate roof. Chimneys of pressed brick. Building painted three coats, color selected by owner.

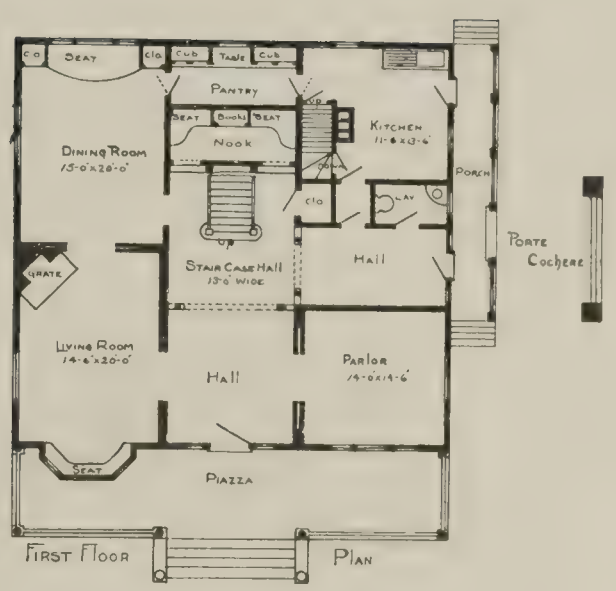
Interior Finish.—Three coats of plaster with white hard finish throughout; select oak floors with borders in reception hall and dining room; No. 1 maple floors in pantry, kitchen and rear halls; pine floors throughout the balance of building. Reception hall, stairs, parlor and dining room finished in select quartered white oak. Library finished in select quartered sycamore. Balance of house finished throughout in yellow pine. Cove ceilings in parlor. Picture moulds throughout the entire first and second floor. All wood work nicely detailed, finish natural, as owner may direct in four-coat work.

Accommodations.—Basement under entire building, divided by brick and wood partitions into the necessary rooms, such as vegetable, and store cellar, laundry, furnace and coal rooms. Outside entrance to basement under rear stairs. Mantels as shown in different rooms, pretty columns in arch way detailed between parlor and reception hall. Bath room complete with all fixtures, location of closets, linen room, place for refrigerator, etc., as shown on plans. Building heated by hot air furnace.

Cost.—Cost $3,600, complete. Price of working drawings, specifications, etc., all in duplicate all details, and license to build, $48.00.







DESCRIPTION OF DESIGN No. 843.

Cost $5,200.

General Dimensions.—Length, 52 feet over piazza; width, 61 feet over porte cochere. Height of stories: cellar, 7 feet 6 inches; first story, 10 feet; second story, 9 feet.

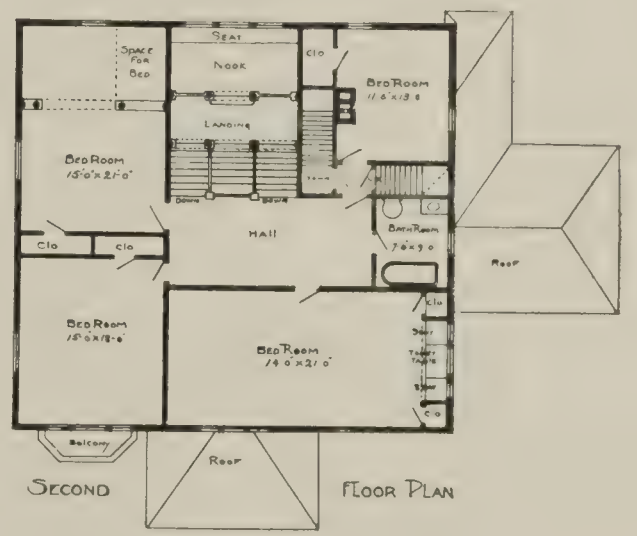
Exterior Materials.—Foundation, stone; four courses of 9-inch ashlar above grade. Whole house sheathed with ⅞-inch matched sheathing, and building paper, stripped with ⅞-inch strips, and lathed with Bostwick lath, and the entire building covered with cement rough coat work, tinted as owner may direct. Roof of black slate. Chimneys of pressed brick.

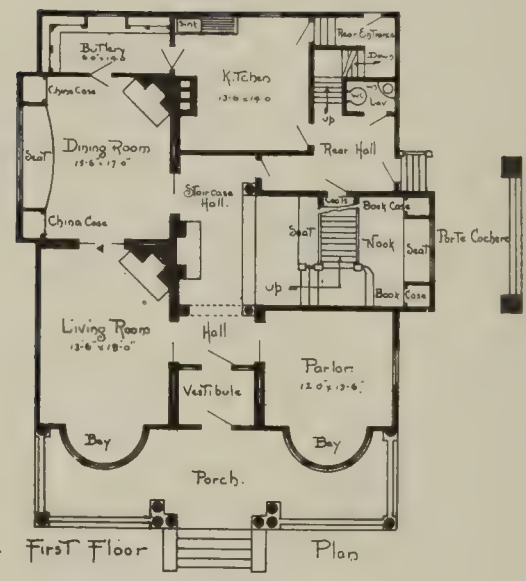
Interior Finish.—Three coats of plaster with white hard finish throughout entire building. Cove ceilings in parlor and dining room. Hard wood floors of oak throughout the entire first floor, upper nook, hall, bath room, and front bedrooms. Floors of pantry and kitchen floored with No. 1 maple. Halls, stair case, and dining room finished in select quartered white oak. Living room in select red birch, stained antique mahogany. Parlor and large front bedroom finished in white enamel. Balance of house finished throughout in yellow pine. In two of the bedrooms the wood work is stained in colors as owner may select.

Accommodations.—Cellar under entire building, divided by brick and wood partitions into necessary rooms, such as vegetable, store cellar, furnace and coal rooms, laundry, etc. Building heated throughout by hot water system. Location of closets, fixtures, etc., as shown on plans.

Many pretty features are shown in this plan. We would especially call attention to the column arch way in the hall, and nooks on the first and second floors leading from stairway. Seat and work table effect in large front bedroom, and dining room effect with seat and china closets which is similar to the one shown for design No. 859. All of the interior work is nicely detailed and all finished in the best manner. Servants quarters are located on third floor. The arrangement of the stairs to the third floor and servants quarters is novel in the manner that the same can be closed from the second floor.

Cost.—Cost $5,200, complete. Price of working drawings, specifications, etc., all in duplicate and detailed and license to build, $70.00.





DESCRIPTION OF DESIGN No. 802.

Cost $4,800.

GENERAL DIMENSIONS.—Length, 53 feet over porches; width, 53 feet over porte cochere. Height of stories: Cellar, 7 feet 6 inches; first floor, 10 feet; second story, 9 feet.

EXTERIOR MATERIALS.—Foundation, stone; four courses of 9-inch ashlar above grade. Whole house sheathed with ⅞-inch matched sheathing and building paper, and covered with ½-inch lap siding. Black slate roof. Chimneys of pressed brick. Paint, three coats.

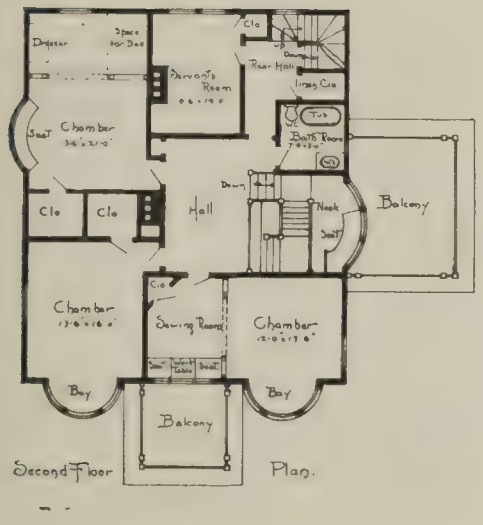
INTERIOR FINISH.—Three coats of plaster, with white hard finish throughout. Floors of the entire first and second floors, with the exception of parlor and kitchen, to be of select quartered white oak with borders. Parlor is to be floored with soft pine, kitchen with No. 1 white maple. Cove ceilings in parlor, living room, and dining room; beamed ceiling in hall and stair case hall, as shown by interior view on opposite page; vestibule, lavatory and bath room have tiled floors. Bath room wainscoted with tiling 5 feet high. Vestibule hall, stair case hall, and stairs and dining room, finished in quartered white oak. Living room finished in select red birch, stained antique mahogany. Parlor finished in white enamel. Upper main chambers finished in either white enamel or hard wood as owner may direct. Balance of building, including third floor, finished in yellow pine. All of the wood work and all of the different parts are nicely detailed.

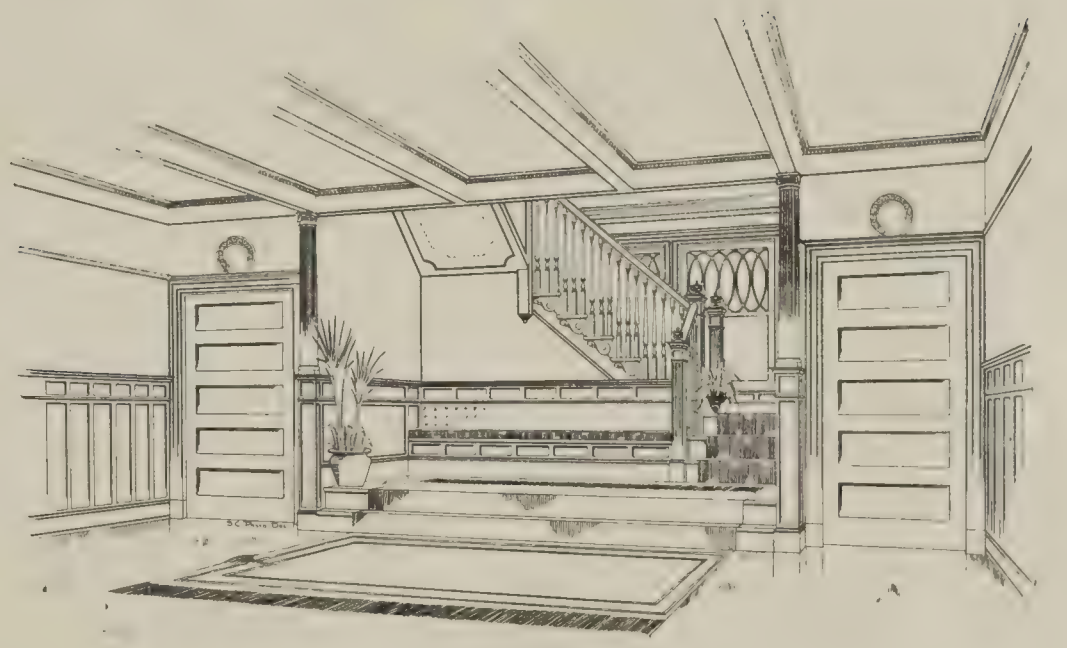
ACCOMMODATIONS.—Basement under entire building, divided by brick and wood partitions into the necessary rooms, such as vegetable, and store cellar, laundry, heater and coal rooms, etc. Building is heated throughout by hot water system. Locations of all the different closets, fixtures, sizes of rooms, etc., as shown on plans; hot and cold water accommodations throughout the entire building. Servants' quarters on the second and third floors. Note stair arrangement to same.

Special attention is called to the many pretty features in the way of seats, arches, nooks, book cases and the dining room feature of a large seat and china closet, similar to the one as shown in the view of dining room for design No. 859.

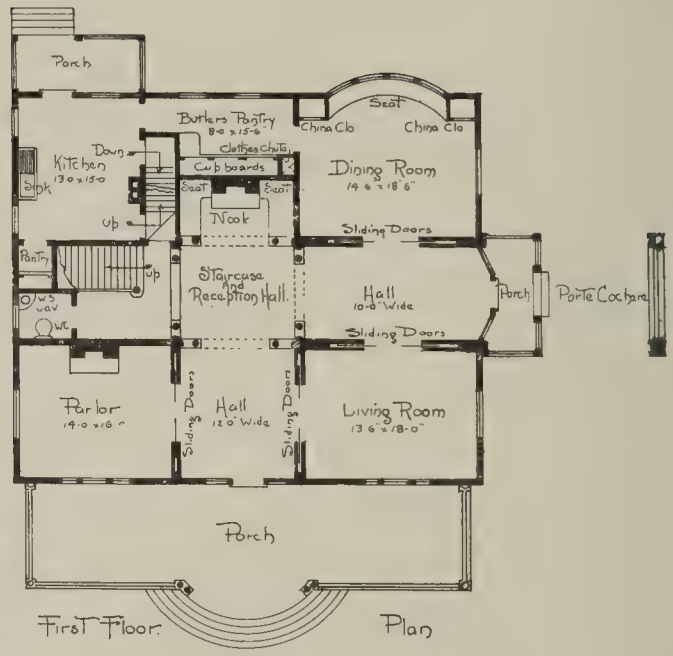
COST.—Cost $4,800, complete. Price of working drawings, specifications, etc., on application. Correspondence solicited.

SECOND FLOOR PLAN AND INTERIOR OF DESIGN No. 802.





VIEW IN STAIR CASE HALL.



DESCRIPTION OF DESIGN No. 803.

Cost $5,600.

GENERAL DIMENSIONS.—Length, 58 feet over porches; width, 68 feet 6 inches over porte cochere. Height of stories: cellar, 7 feet 6 inches; first story, 10 feet; second story, 9 feet.

EXTERIOR MATERIALS.—Foundation, stone; four courses of 9-inch ashlar above grade. Whole house sheathed with 7/8-inch matched sheathing and building paper, and covered with 1/2-inch lap siding. Black slate roof. Chimneys of pressed brick. Paint three coats.

INTERIOR FINISH.—Three coats of plaster with white hard finish throughout. Cove ceilings in parlor, living room, and dining room; quartered white oak floors throughout with borders on first and second floors with the exception of kitchen and parlor. Kitchen floored with No. 1 maple; parlor with soft pine for carpeting. Beamed ceilings in hall.

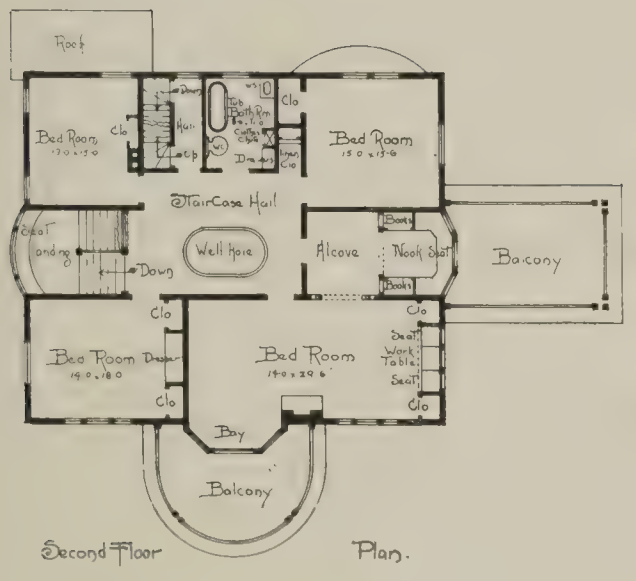
We call your attention to sketch on opposite page, showing effects in the stair case hall, with nooks to the rear and stairs to the left. Halls, stairs, and dining room finished in select quartered white oak; parlor finished in white enamel; living room in select birch, stained antique mahogany. Two front bedrooms and alcove finished in white enamel with birch trim. Balance of building finished throughout in yellow pine. All of the wood work and all of the different parts are nicely detailed. Bath room and lavatory have tiled floors and wainscoting.

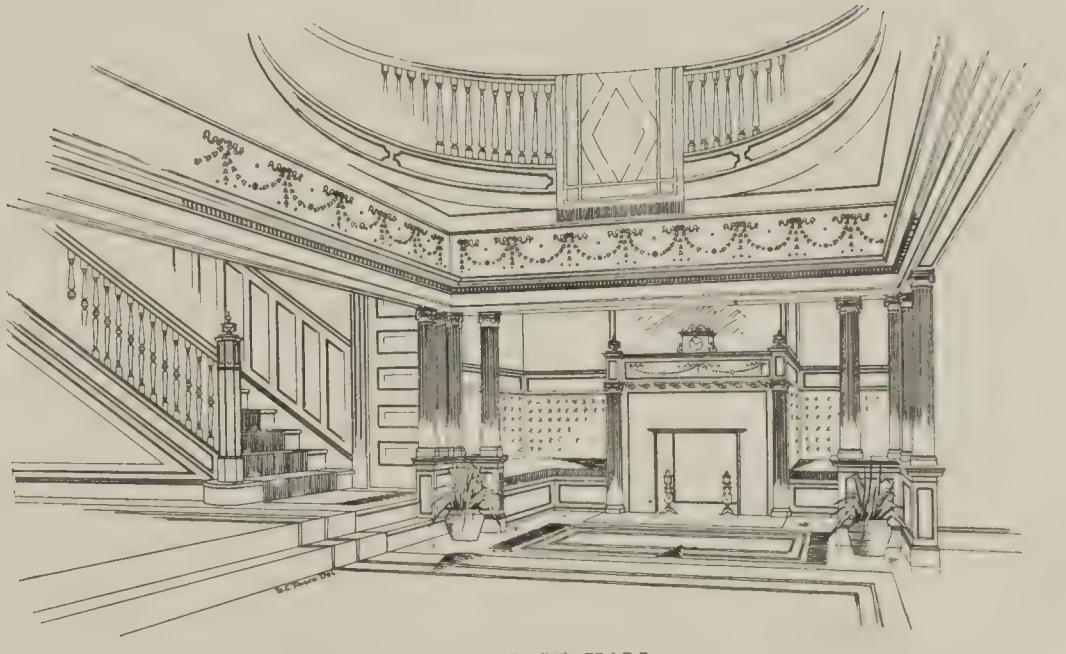
ACCOMMODATIONS.—Basement under entire building, divided by brick and wood partitions into the necessary rooms, such as vegetable, and store cellar, laundry, heater and coal rooms, etc. Building heated throughout with steam. Locations of all the different closets, fixtures, sizes of rooms, etc., as shown on plans; hot and cold water accommodations through the entire building. Servants quarters on the third floor. Note stair arrangements.

Special attention to many of the pretty features are especially called; note the book case and seat effect in alcove on second floor, also seat and work table effect in the bedroom adjoining. Dining room effect can be seen by turning to design No. 859. Stair case in reception hall shown on opposite page.

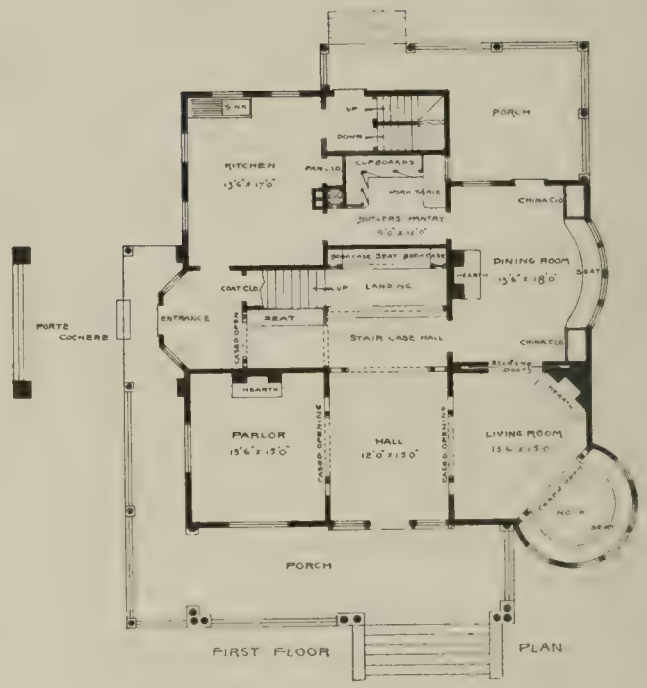
COST.—Cost $5,600, complete. Price of working drawings, specifications, etc., on application, correspondence solicited.

SECOND FLOOR PLAN AND INTERIOR OF DESIGN No. 803.





VIEW IN STAIR CASE HALL.



DESCRIPTION OF DESIGN No. 859.

Cost $6,200.

GENERAL DIMENSIONS.—Length, 58 feet over porch; width, 63 feet over porte cochere. Height of stories: Cellar, 7 feet 6 inches; first story, 10 feet; second story, 9 feet.

EXTERIOR MATERIALS.—Foundation, stone; four courses of 9-inch ashlar above grade. Whole house sheathed with ⅞-inch matched sheathing and building paper, and covered with ½-inch lap siding. Black slate roof. Chimneys of pressed brick. Paint, three coats.

INTERIOR FINISH.—Three coats of plaster with white hard finish throughout. Cove ceilings in parlor and living room; quartered white oak floors with border throughout the first and second floor with the exception of kitchen, which is floored with No. 1 maple. Beamed ceiling in hall and dining room as shown in sketches on opposite page.

Interior finish is to be of hard wood and white enamel finish throughout as owner may select, with the exception of the kitchen and rear hall portions of the first and second floors and attic, which are to be finished in yellow pine. All of the wood work and all of the different parts are nicely detailed.

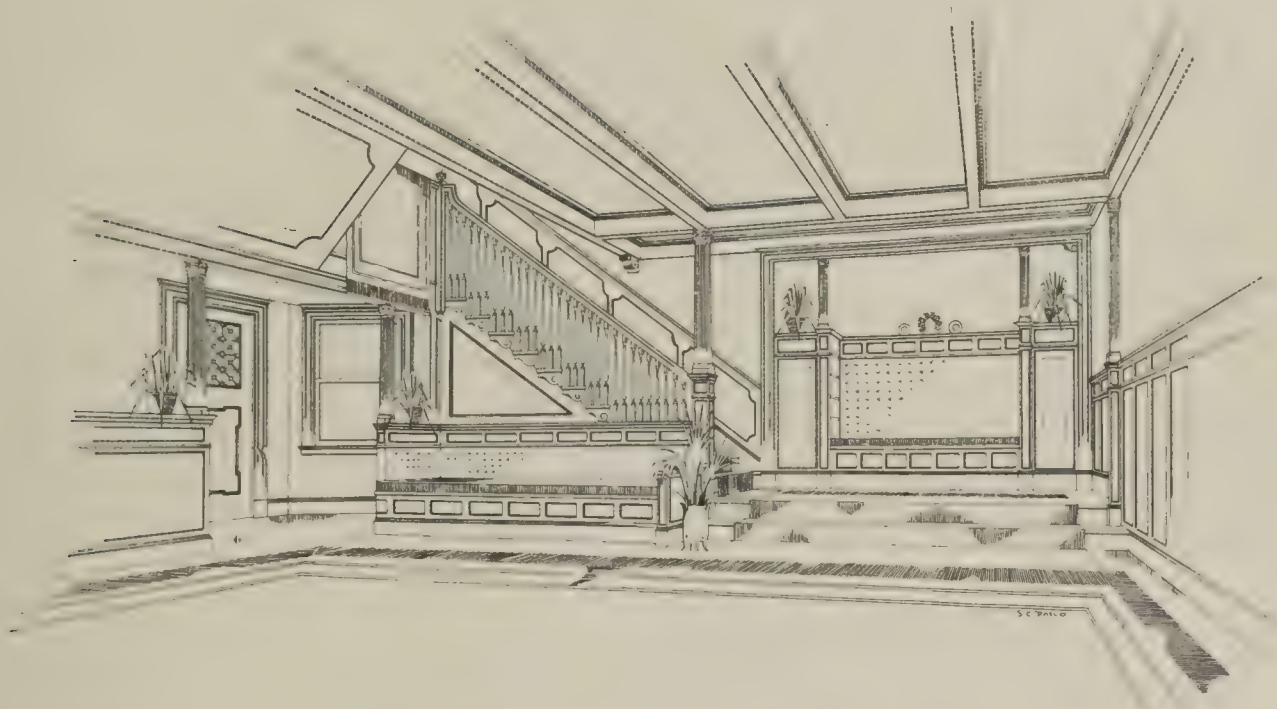
ACCOMMODATIONS.—Basement under entire building, divided by brick and wood partitions into the necessary rooms, such as vegetable, and store cellar, laundry, heater and coal rooms, etc. Building heated throughout with steam. Locations of all the different closets, fixtures, sizes of rooms, etc., as shown on plans; hot and cold water accommodations throughout the entire building. Servants' quarters on the second and third floors.

We would call your attention to many of the pretty features and arrangements, such as stairway, book case, and seat on stair landing. China closets and seat in dining room, and the many other novel ideas. On the opposite page we show views of the dining room and stair-case hall, and you will note that the work is all detailed.

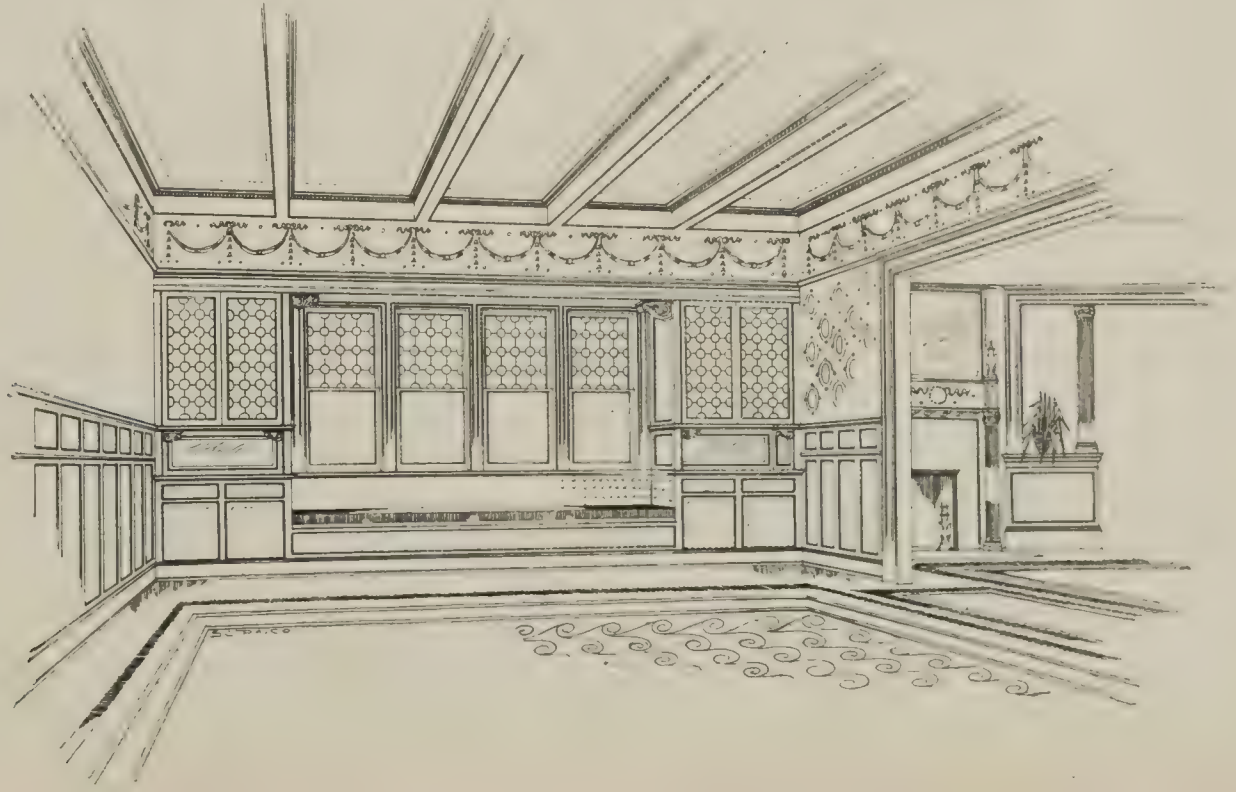
COST.—Cost $6,200, complete. Price of working drawings, specifications, etc., on application. orespondence solicited.

SECOND FLOOR PLAN

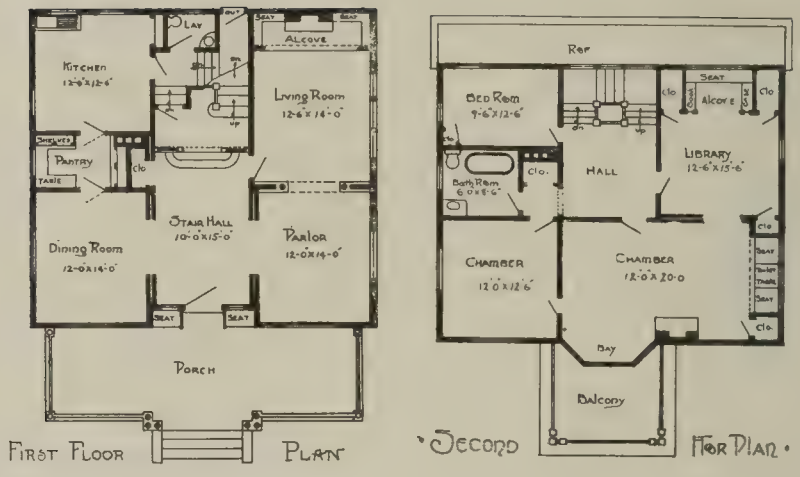
INTERIORS OF DESIGN 859.



VIEW IN
STAIR CASE HALL.



VIEW IN
DINING ROOM.



DESIGN No. 623

DESCRIPTION OF DESIGN No. 623.

Design is 37 feet front by 35 feet in depth. Porch, 10 feet wide. There is a central hall 10 feet wide by about 15 feet long to stairs; on the left of the hall is the dining room finished in quartered white oak with panel wainscoting and oak floors, and to rear of the dining room the butler's pantry is located, and to rear of this, kitchen about 12 feet 6 inches square. To right of hall double parlors open the entire length of building, 12 feet 6 inches wide by about 28 feet long, with column archway dividing the rooms; and to rear of back parlor an inglenook 6 feet deep is shown with seats and fire-place. The main stairway leads out of the central hall to the second floor. A combination from the rear hall and kitchen to this stairway is also given, and to rear entrance and access to basement. To right of kitchen and under main stairs lavatory is located. On the second floor there are three large bedrooms, bath room, lavatory, and library. The library is to the right over rear parlor, fitted out with seats and book shelves. The main bedroom to the front is a very large room, 15 feet by 23 feet, over bays with ample closet room, and a pretty feature in one end giving a lady's work table and seats on each side. The stairway from the lower hall to third floor is all open and a beautiful piece of work. The third floor has a small dance hall and two servants' rooms. The basement is complete with vegetable and store cellar, laundry, furnace and coal rooms.

Many pretty features in the way of arches over main stairs, inglenooks, book cases, and seats, are embodied in this plan. The finish is colonial white with the exception of some two bedrooms, bath room, dining room, library, kitchen, etc. The rear portion of the house is finished in yellow pine, and dining room as before stated in oak; the library finished in yellow pine stained green which gives a very elegant effect. Hardwood floors predominate throughout the house. This building can be erected for about $3,000 to $3,500.

Price of work drawings, specifications furnished upon application. We desire correspondence relative to this design.

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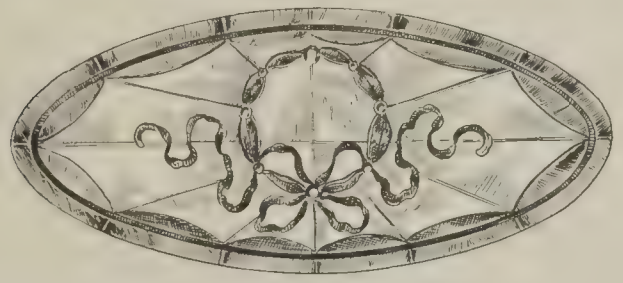

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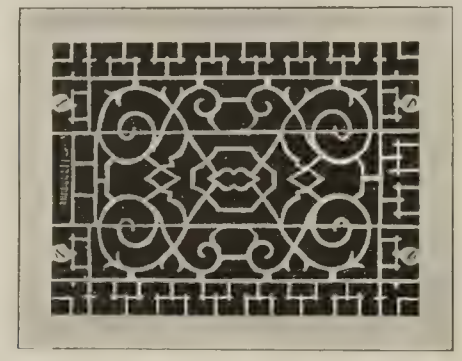

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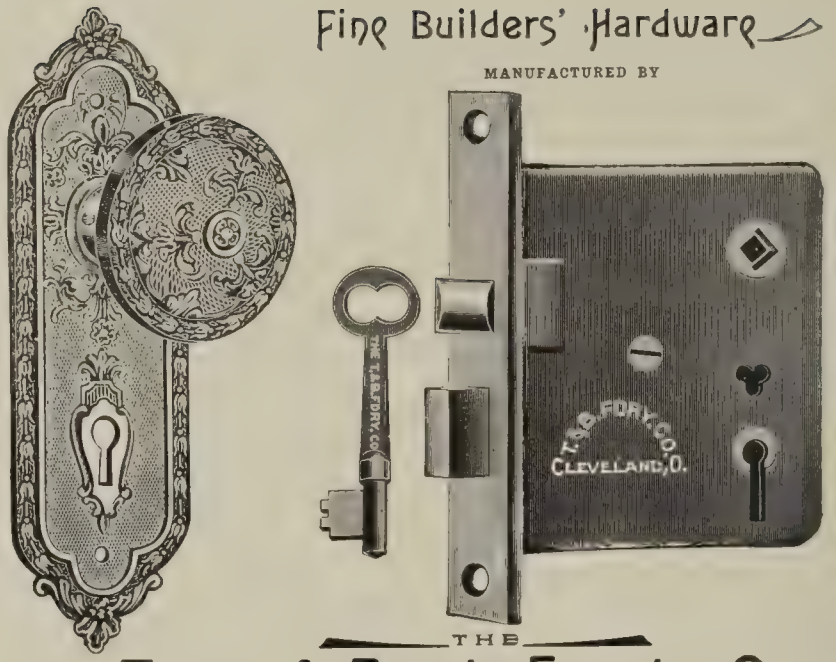

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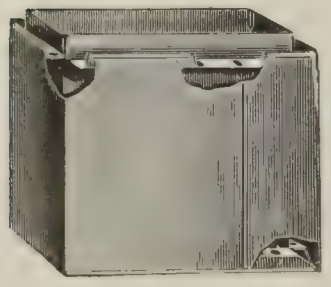

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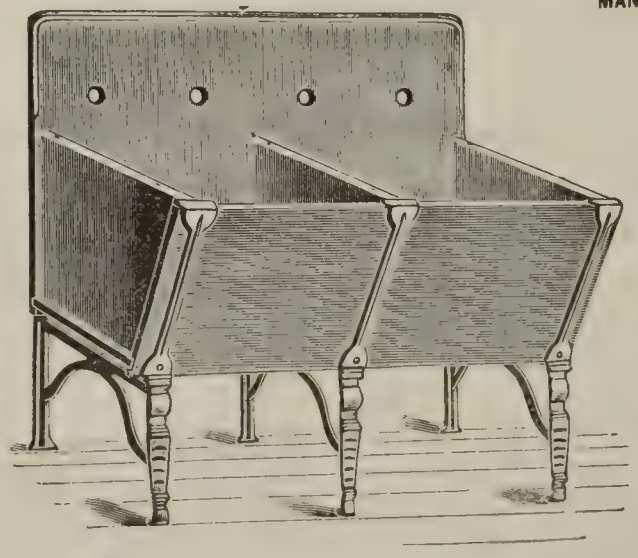

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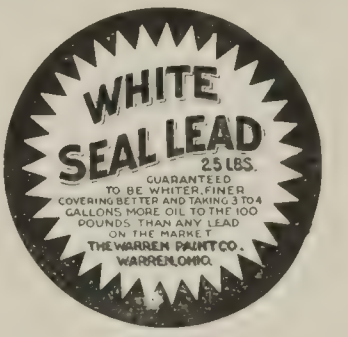

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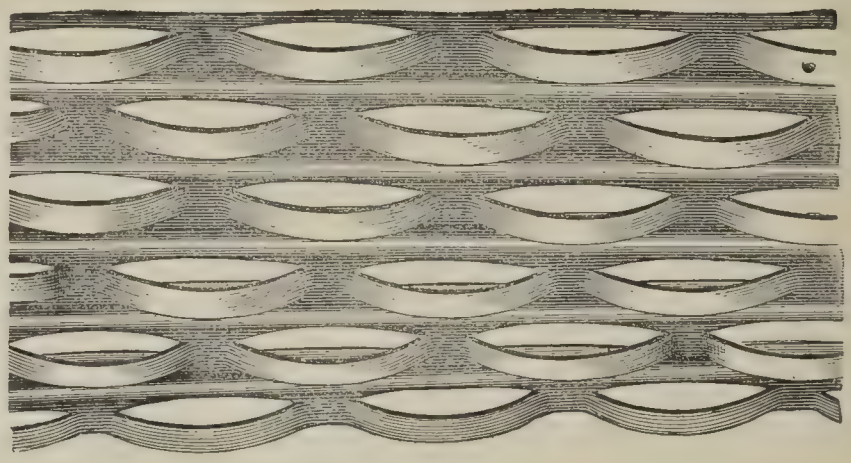

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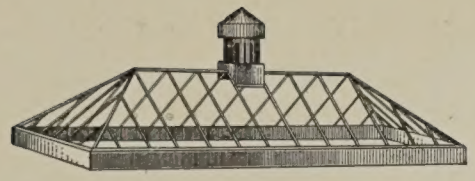

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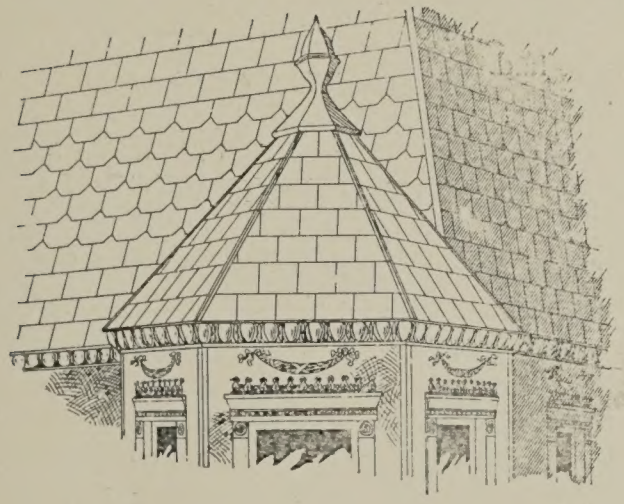

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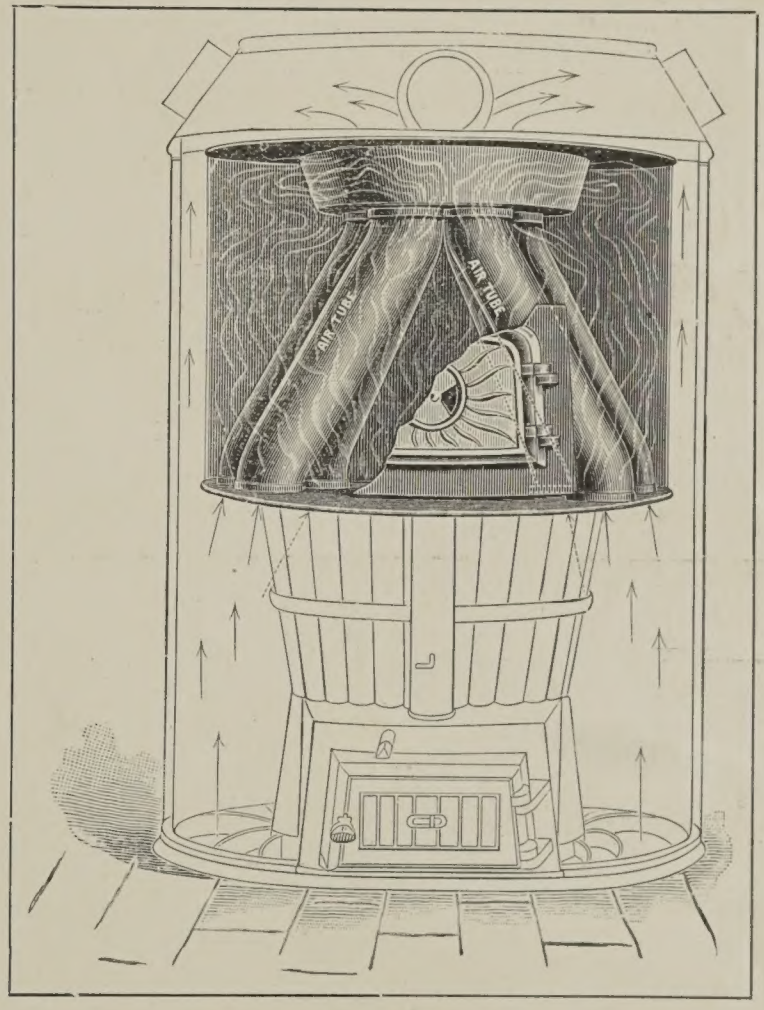

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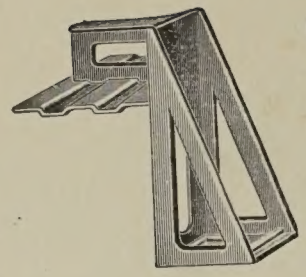

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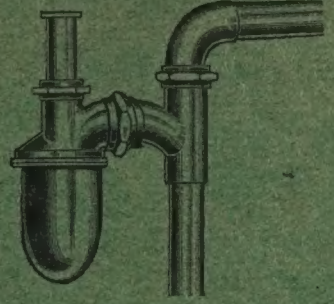

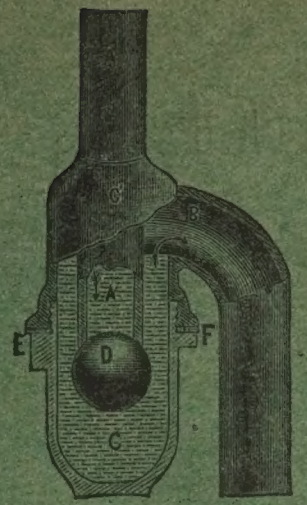

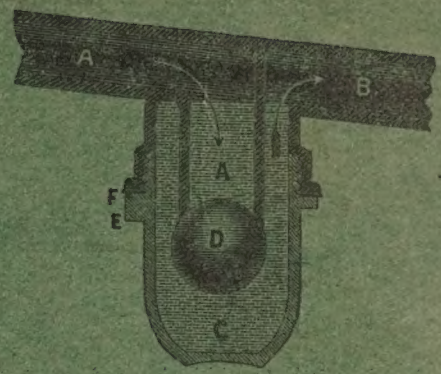

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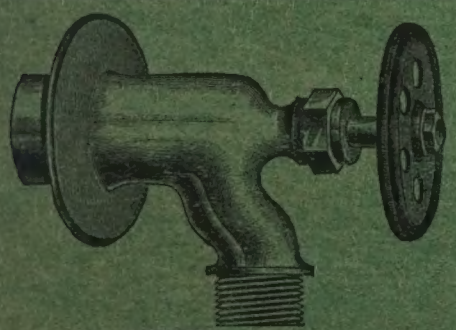

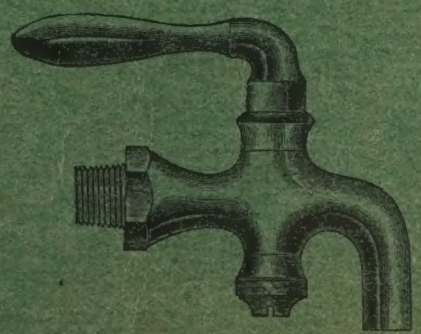

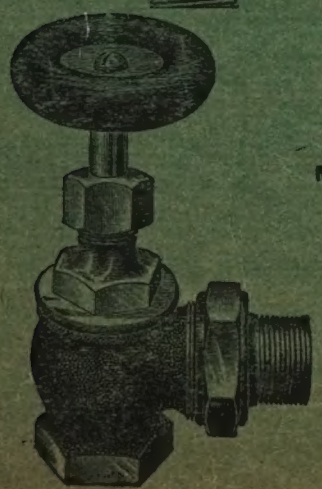

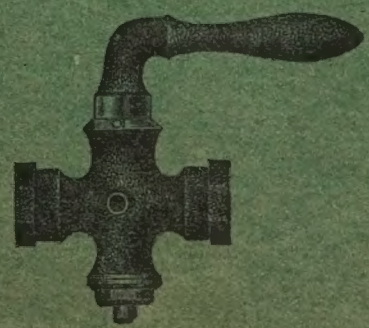

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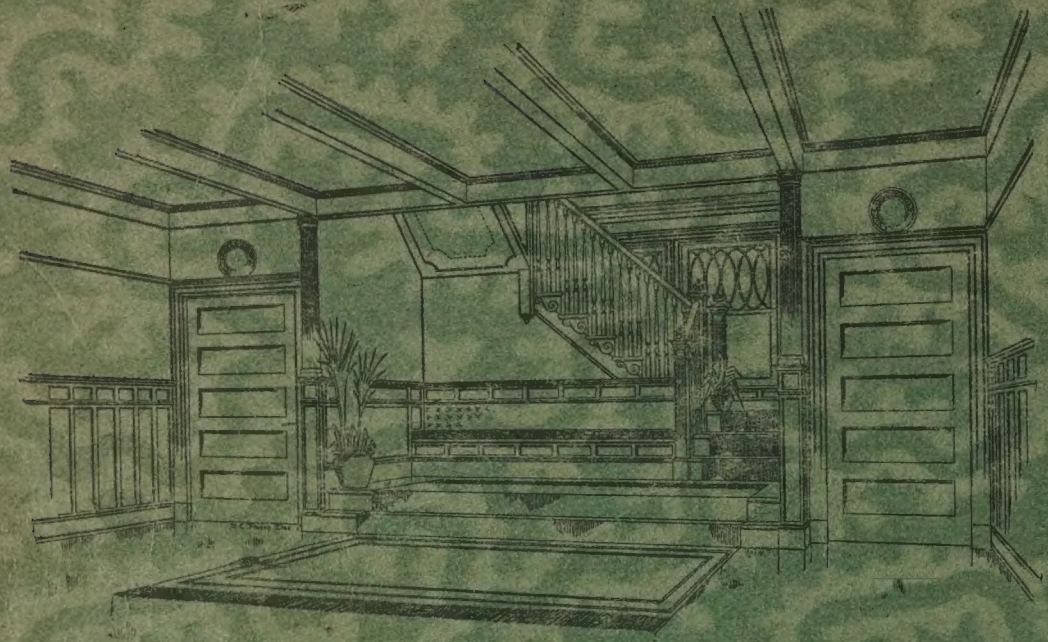

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